






LITTLE FINKLEY HOUSE

Smannell, Hampshire



A FAMILY HOME WITH POTENTIAL IN A PEACEFUL, RURAL LOCATION.

Little Finkley House is an attractive property situated in an Area of Outstanding Natural Beauty and well placed for excellent schools and communications.

			EPC
5	2	4	E

Local Authority: Test Valley Borough Council
Service: Mains electricity and water. Private drainage. Oil heating.
Postcode: SP11 6JU
What3words: ///encroach.upper.monkeys
Council Tax band: G
Tenure: Freehold

LOCATION

Little Finkley House is located in an unspoilt, rural location on the edge of Smannell, a small village to the north of Andover.

The village has a primary school, public house and church. Andover has an excellent range of shopping and recreational facilities including Waitrose, a regular Farmers Market and cinema.

Trains from Andover to Waterloo take just over an hour and the A303 provides fast access to London and the West Country.

The Cathedral cities of Winchester and Salisbury are about 30 minutes drive.

In addition to the village school, there are many other well-regarded state and fee-paying schools in the area including Farleigh, Rookwood, Thorngrove, Winchester College and Godolphin.

Andover 3 miles (London (Waterloo 65 minutes), A303 5 miles, Hungerford 15 miles, Newbury 15 miles, Winchester 19 miles, Salisbury 22 miles. Distances and times approximate



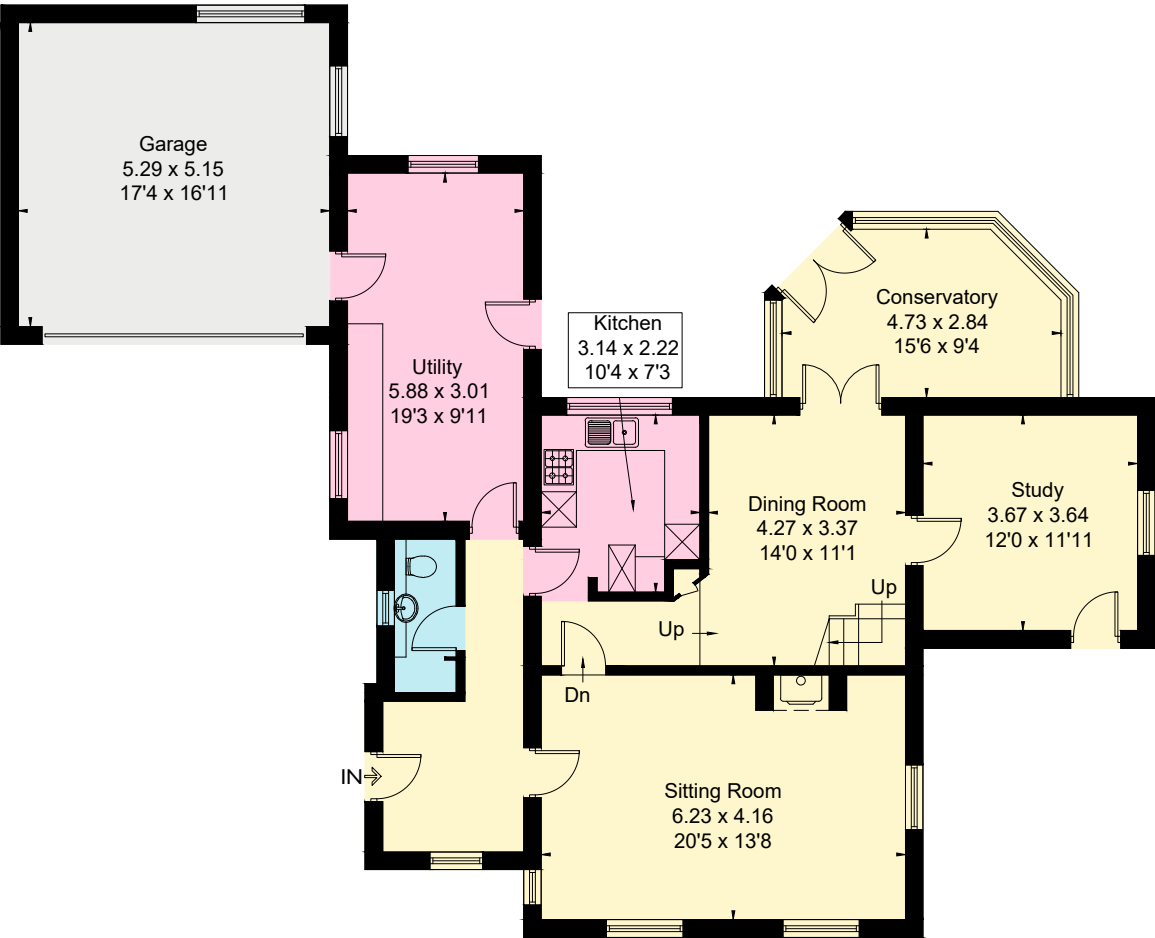
DESCRIPTION

Little Finkley House has great potential and could be extended, subject to planning. It may be possible to open the kitchen through to the dining room and/or utility room, subject to planning.

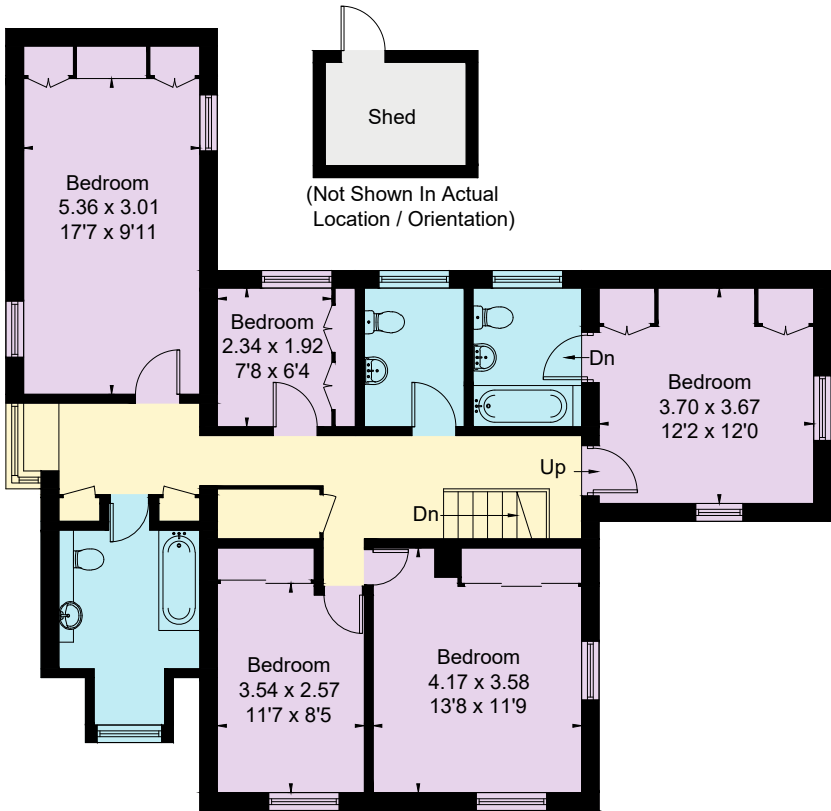
The accommodation includes a triple-aspect sitting room with woodburning stove, a dining room, study and conservatory.

There are five bedrooms and three bathrooms on the first floor, some of which enjoy wonderful rural views.

The property is incredibly private and is bordered by mature hedging. It is approached via a five bar gate, which leads to a drive and parking by the double garage. The attractive gardens overlook farmland and amount to about 0.44 acres.



Ground Floor



First Floor

Approximate Gross Internal Area = 242.3 sq m / 2,608 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted
to tell you more.

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