



BELVOIR!

The Collection

**The Laurels, Old Salisbury Road,
Abbots Ann**

 4/5  2  4/5

Guide price £850,000

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- Stunning Detached Family Residence
- Nearly 3,000 sqft of floorspace and a plot of approx 0.54 acre
- Versatile Property with Multiple Reception Rooms & Bedrooms
- Re-Fitted Kitchen/Diner with Integrated Appliances & Range Cooker
- Huge Double Aspect Lounge with Open Fire and Bay Windows
- Separate Dining Room
- Large Utility Room
- Office/Study Overlooking Rear Garden
- Double Detached Garage with In/Out Driveway
- Four Double Bedrooms on First Floor





Belvoir are delighted to present 'The Laurels', a stunning 4/5 bedroom detached family residence on a plot of approx. 0.54 acre and offering an abundance of versatile living space spread across two floors, which totals nearly 3,000 square feet. There are 4-5 bedrooms across two floors with ground floor comprising of sitting room, family room, dining room and updated kitchen/diner with integrated appliances and range cooker. There is also a separate utility room and separate study/office overlooking the magnificent rear garden.



The generously sized sitting room features bay windows and a large working fireplace, perfect for creating a warm and inviting atmosphere. With seamless access to the patio and expansive gardens beyond, this space effortlessly blends indoor and outdoor living, ideal for hosting gatherings or simply enjoying quiet moments in nature.

Outside, the secluded rear garden provides lawns complemented by mature trees, a vegetable patch, ponds and flower beds. A double detached garage and driveway parking offer convenience and ample space for vehicles and storage. An adequate garden area and in and out driveway at the front of the property offers views across open countryside.

Council Tax Band: F, EPC Rating: D, Gas Central Heating



Location:

Abbots Ann is a prime location surrounded by scenic beauty and convenient amenities including well established traditional pubs, church, village shop and more. Within close proximity, residents can also enjoy the greenery of the nearby recreation grounds and explore the offerings of the local garden centre. A leisurely stroll to The Clatfords, another charming village with amenities including a traditional pubs, historic churches, and village hall.

For broader conveniences, the vibrant town of Andover lies just 1½ miles to the north, offering a plethora of shopping options, educational institutions, and leisure facilities. Commuters will appreciate the mainline railway station, providing swift connections to London Waterloo in just over an hour.

Venturing further afield, the cathedral cities of Salisbury and Winchester are easily accessible within half an hour's drive, offering rich historical heritage and cultural attractions.

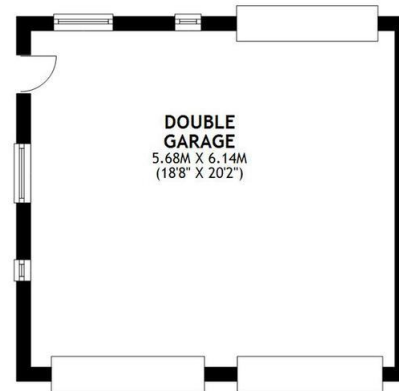
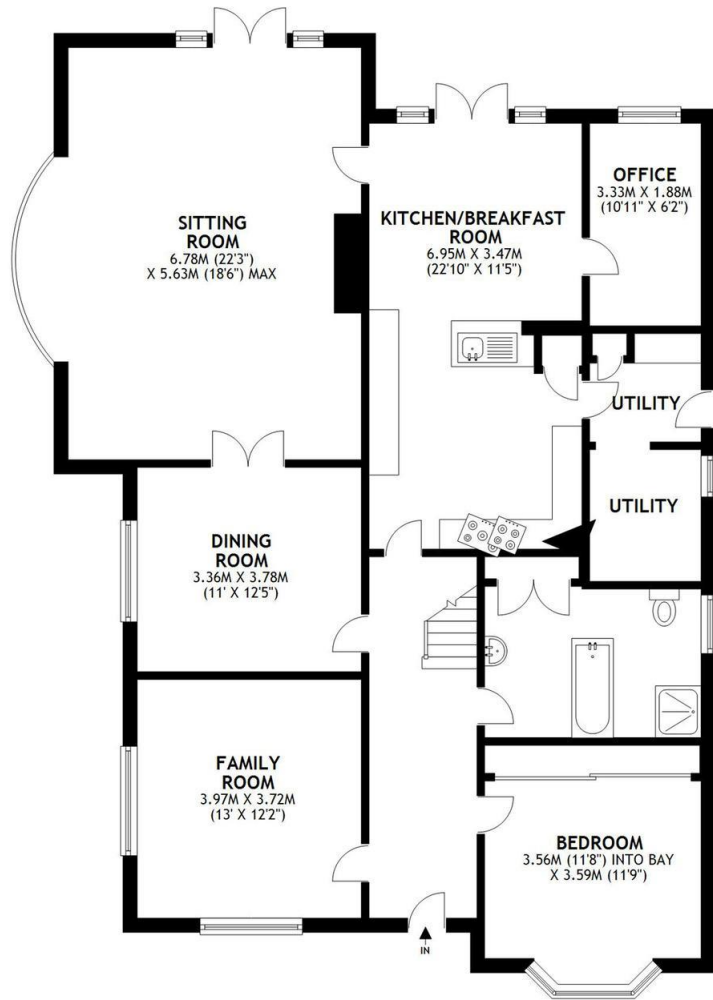
With the A303 nearby, residents enjoy convenient road access to London and the West Country, ensuring seamless travel for both work and leisure pursuits.



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GROUND FLOOR



FIRST FLOOR



TOTAL AREA: APPROX. 267.0 SQ. METRES (2873.5 SQ. FEET)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines