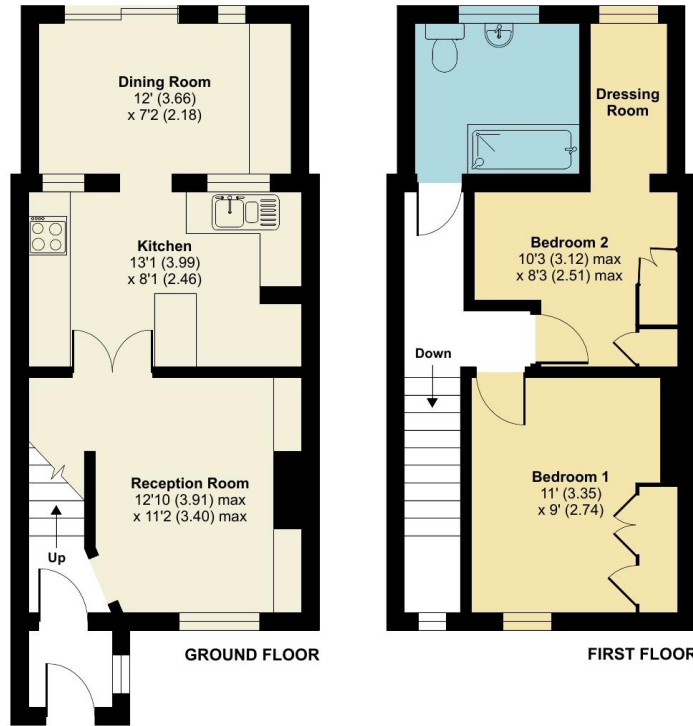


Derby Cottages, Appleshaw, Andover, SP11

Approximate Area = 730 sq ft / 67.8 sq m
For identification only - Not to scale

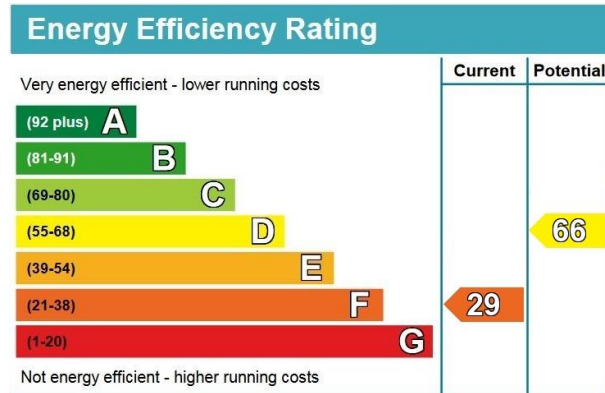


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Austin Hawk Ltd. REF: 1038874



Derby Cottages, Appleshaw

Guide Price £299,950 Freehold



- Entrance Lobby
- Kitchen
- 2 Bedrooms
- Attractive Garden
- Sitting Room
- Utility/Dining Room
- Bathroom
- Village Location

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



DESCRIPTION: This delightful character cottage is located in the heart of the sought after village of Appleshaw. The accommodation comprises entrance lobby, sitting room with log burner, kitchen, utility/dining room to the rear, two first floor bedrooms and a bathroom. Outside there is a small enclosed front garden and a fairly secluded garden to the rear.

LOCATION:

Appleshaw is a pretty village surrounded by rolling Hampshire hills and a network of footpaths and bridleways which are excellent for local walks. It is extremely well located for commuting and supports a strong community which includes a friendly pub, church, village hall, cricket and football clubs and primary school. The nearby town of Andover offers a good range of recreational facilities including a cinema, leisure centre, restaurants, selection of schools and further education whilst Stockbridge, Marlborough and Newbury together with the Cathedral cities of Salisbury and Winchester are within easy reach. Andover railway station (5 miles away) offers a fast service to London's Waterloo in just over an hour whilst the nearby A303 and A34 offers good road access to both London and the West Country and routes both North and South.

ACCOMMODATION:

Stable door into:

ENTRANCE LOBBY:

Window to side. Coat hanging, tiled floor and door to stairs to first floor and access to:

SITTING ROOM:

Window to front. Brick fireplace with oak mantle and wood burner. Oak cupboard and shelving to both sides, understairs alcove and oak doors to:

KITCHEN:

Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset electric hob with extractor over and eye level double oven and microwave. Integral dishwasher and access to:

UTILITY/DINING ROOM:

Patio doors to garden. Cupboards, space and plumbing for washing machine and space for American style fridge/freezer.

FIRST FLOOR LANDING:

Window to front. Loft access and doors to:

BEDROOM 1:

Window to front and fitted wardrobe cupboards.

BEDROOM 2:

Window to rear. Cupboard with electric boiler and airing cupboard.

BATHROOM:

Window to rear. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is a courtyard garden with a gated path to the front door.

REAR GARDEN:

The rear garden is fairly secluded and fully enclosed with a side access gate. Mainly laid to artificial lawn on two levels with shrubs and trees.

TENURE & SERVICES:

Freehold. Mains water, drainage, and electricity are connected. Electric central heating to radiators. The owners have recently had fibre internet connected.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

