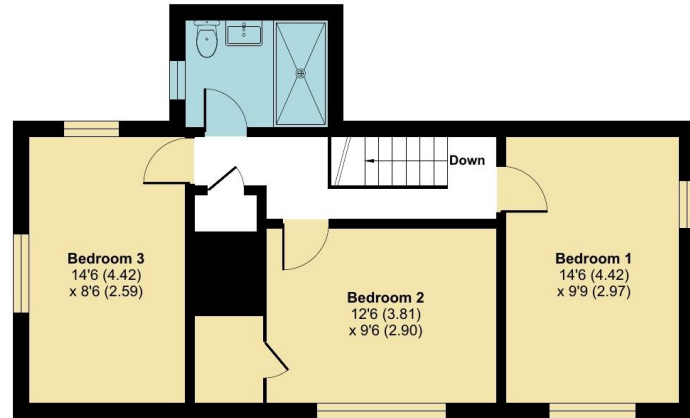


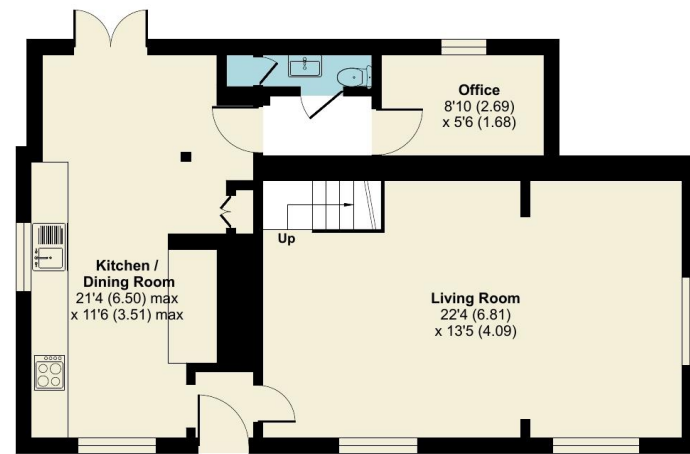
Sarson Lane, Ampport, Andover, SP11

Approximate Area = 1246 sq ft / 115.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Austin Hawk Ltd. REF: 1005922 



Lilac Cottage, Ampport

Guide Price £550,000 Freehold



- Modernised Grade II Listed Cottage
- Open Plan Kitchen/Dining Room
- Office
- Three Double Bedrooms
- Driveway Parking

- Newly Re-thatched
- Generous Living/Dining Room
- Cloakroom
- Modern Contemporary Shower Room
- Practical Rear Garden

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.

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Stunning throughout, this Grade II listed, thatched cottage has been updated extensively by the current owner in the last two years to a standard that offers what is now, effectively a "turnkey" character property. The cottage has a light and airy feel throughout with much of the accommodation benefitting from dual aspect rooms, all presented to a very high standard and including exposed original timbers throughout, newly installed electric column radiators, all independently controlled via wi-fi plus, completely re-furbished window frames all enhanced with a sympathetic and modern, unobtrusive design of secondary glazing. Externally, the cottage roof has been completely re-thatched as of September 2022, whilst a redesign of the garden space has provided driveway parking for two vehicles and a new raised patio area within the rear garden offering a great space for outside dining and even home working, weather permitting.

The cottage is located in the heart of the village of Amport, four miles west of Andover in the valley of Pillhill Brook, a tributary of the River Test. There is excellent access for London bound commuters to either Andover or Grateley mainline railway stations with Waterloo just over an hour away whilst by road, the A303 is literally just a two-minute drive. Just a stone's throw from the cottage is The Hawk Inn, a typical country pub with dining and accommodation on offer.

The accommodation itself has a great deal to offer throughout; the ground floor in particular provides two generous open-plan rooms. A particularly light and airy living/dining room has a dual aspect with windows to both the front and one side with a real feature of this room, the inglenook fireplace and its wood burner inset on a brick hearth. An open-plan kitchen/dining room has a true mix of modern contemporary features but maintains an element of cottage character. The kitchen was extended to the rear of the cottage in 2014 to provide the space available today to include a host of features including extensive cupboards and drawers with renovated Beech work-surfaces throughout, integral fridge freezer, washing machine and slimline dishwasher. French doors to the rear open out from the dining area and provide direct access to the rear garden and an adjoining patio area. Accessed from the kitchen/dining room is a rear aspect office with exposed brick windowsills and fitted desk furniture. Alongside the office is a modern contemporary cloakroom with a built-in storage cupboard.

The first floor is accessed by stairs rising from the living room and comprises three double bedrooms, each with differing aspects and character but all equally individual with an array of exposed timbers and one with an exposed brick and flint internal wall. A modern contemporary shower room services the three bedrooms on the first floor and includes underfloor heating, a walk in shower with rainfall shower system, WC and a bespoke vanity hand wash basin with deep drawer storage below.

Outside, the cottage has a lawned area to the front with mature hedging and a gravel driveway to one side with a path that wraps around the property providing access to the rear garden via a newly installed oak gate. The rear garden features a retaining wall alongside the path and lower patio with steps up to a raised area of lawn bordered by mature hedging and raised flower beds plus, a newly laid patio area. There is a generous-sized bin store attached to the rear of the cottage with gated side access to the highway to one side.

