

Long Leaze, Stoke, Andover, SP11

Approximate Area = 1725 sq ft / 160.2 sq m (excludes garage)
 Outbuildings = 291 sq ft / 27 sq m
 Total = 2016 sq ft / 187.2 sq m
 For identification only - Not to scale

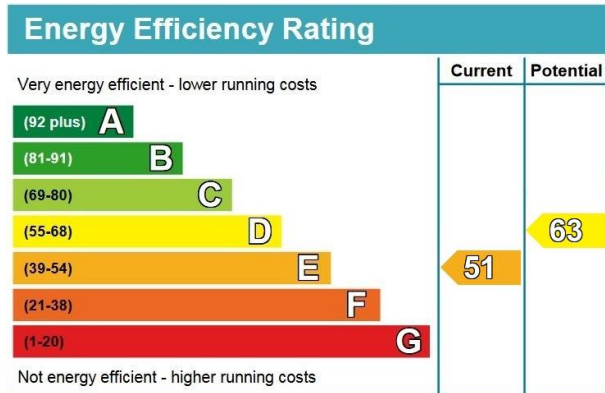


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1091384



Long Leaze, Stoke

Guide Price £575,000 Freehold



- Rural Location with Excellent Views
- Living Room
- Dining Room
- Cloakroom
- Family Bathroom

- Attractive Gardens with Outbuildings
- Kitchen & Utility Room
- Modern Garden Room
- Three First Floor Bedrooms
- Master Bedroom Suite

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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Occupying an elevated position overlooking the Bourne Valley, this extended and enhanced four-bedroomed, semi-detached house is immaculately presented throughout, offering accommodation over three floors. Benefitting from generous driveway parking in front of a double garage, the property comprises a ground floor with a dual aspect living room, separate dining room, modern garden room, kitchen, utility room and cloakroom. The first floor has three bedrooms, all with excellent views along with a family bathroom whilst the second floor provides a master bedroom suite. The property occupies a good-sized, wrap-around plot with sectioned gardens, of differing themes, all also immaculately maintained and including a number of practical outbuildings. Viewing is highly recommended to fully appreciate what this property has to offer along with the location and high quality of finish throughout.

The garage and driveway area occupy the near corner of the plot with access to the property, gated through an attractive Beech hedge. A path leads through a low-maintenance, terraced front garden bordered by manicured Yew hedging, directly to the front door, under an attractive open porch. The front door leads into an entrance hallway with polished marble flooring flowing through into the dining room, kitchen and utility room beyond. The dual aspect living room, complete with wood burning stove, sits to one side of the hallway with the modern garden room located on the opposite side, accessed via the dining room and with French doors providing access to the side garden. The first floor comprises two rear aspect double bedrooms and a front aspect single bedroom with far-reaching views across the Bourne Valley, along with the family bathroom. The second floor, a sympathetic loft conversion is now the master bedroom suite with a dual aspect, Velux windows to both front and rear offering the best views of the surrounding countryside.

The wrap around outside space offers a number of separate garden areas with mature lawns, pathways, retaining walls and patios amongst hedging and herbaceous borders plus a designated vegetable garden with raised beds. The outbuildings include a workshop, adjoining the rear of the garage plus an insulated shed all with power and lighting as well as a Summer House, located at the top of the rear garden in an elevated position with more of those Bourne Valley views available. A stepped pathway leads from the top of the rear garden and provides access onto a public footpath which itself leads onto the Test Way as it traverses the upper slopes of the Bourne Valley through Doles Wood.

Long Leaze is a quiet cul-de-sac, accessed via Chapel Lane which rises gently from the centre of the village of Stoke in the heart of the Bourne Valley. Stoke is located halfway between the villages of St Mary Bourne and Hurstbourne Tarrant, both alongside the Bourne Rivulet and both villages offer various local amenities. Both have Primary schools whilst St Mary Bourne boasting two public houses and a recently refurbished Post Office, village shop and coffee shop plus a GP Surgery. The location lends itself perfectly for those who might need to commute into London with a choice of available mainline stations (Great Bedwyn and Hungerford into Paddington in less than an hour or Whitchurch into Waterloo in exactly an hour).

