

Andover Down Farm, SP11
Approximate Gross Internal Area = 258.3 sq m / 2781 sq ft
Approximate Outbuilding Internal Area = 17.6 sq m / 190 sq ft
Approximate Total Internal Area = 275.9 sq m / 2971 sq ft
(excludes carport)

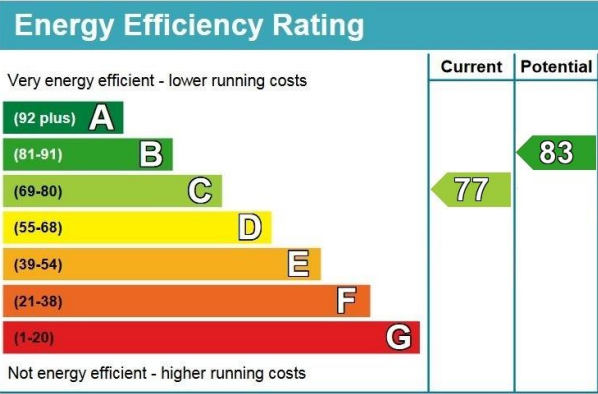


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or misstatement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
Produced for Austin Hawk Ltd



Andover Down, Andover

Guide Price £650,000 Freehold



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.

- Renovated Victorian Farmhouse
 - Living Room & Separate Sun Room
 - Cloakroom & Utility Room
 - Master Bedroom Suite with Dressing Room
 - Family Bathroom
- Entrance Hallway & Rear Lobby
 - Open Plan Kitchen/Dining Room
 - Cellar
 - Two Further Double Bedrooms
 - Gardens, Car Port & Driveway Parking



An imposing Victorian farmhouse available to the property market for the first time since construction, having been in the ownership of the same family for a number of generations. Occupying a good-sized plot on the northern edge of Harewood Forest, the property offers a superb balance of modern living alongside character charm thanks to extensive and sympathetic renovation works undertaken by the current owners over the last two years. Well-presented and spacious throughout, the accommodation comprises a ground floor with an entrance hallway, a living room, a sun room, a cloakroom, a rear lobby, a utility room with access down to a cellar, a boot room/log store, a walk-in pantry and an open-plan kitchen/dining room complete with an original hand dug well, now a decorative centrepiece. The first floor offers a master bedroom suite complete with an adjoining dressing room, two further good-sized double bedrooms and a family bathroom.

The driveway to the property sweeps in through a paddock with the front garden of the property to one side of the driveway, laid to lawn and framed by mature trees. The driveway leads to a generous parking area and carport which adjoins the property. A path spans the front of the property and provides access to the front door which leads directly into the entrance hallway which decorative brick recesses. The entrance hallway leads into a generous, open-plan kitchen dining room, modern and contemporary with exposed timber beams. The dining area has a rear aspect and includes a modern wood burning stove set within an original open fireplace, with a decorative tiled recess, granite hearth and timber mantle. The kitchen has a front aspect with views over the paddock and includes a comprehensive range of eye and base level cupboards and drawers with worksurfaces over, bordered by subway tiled splashbacks. A modern electric range style cooker complete with an induction hob is included, as is an integral dishwasher and there is also space for an American-style fridge freezer. Accessed from the dining area is the boot room, doubling up as a log store and the walk-in pantry, plus, the wonderful sunroom, glazed to the front and to one side with exposed brickwork and timbers within its vaulted ceiling. The ground floor is completed with a substantial front aspect living room with modern sash style windows and its own modern wood burning stove set within a decorative brick open fireplace. A rear lobby provides stairs to the first floor and access to the utility room, including the cloakroom and access to an original cellar. The first floor offers the master bedroom suite and including its own dressing room, both with views to the front plus two further good-sized double bedrooms and the family bathroom. The dressing room has been configured so that conversion to a fourth double bedroom is very straightforward, if desired. Outside to the rear is a garden, mainly laid to lawn stretching back in excess of 100ft with a patio area adjacent to the rear of the property.

The property is located on Andover Down, just off the B3400 on the northern edge of Harewood Forest, approximately two miles east of Andover's town centre. The B3400 is on a regular bus route and links Andover with Basingstoke via Whitchurch and Overton. Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and a recently refurbished leisure centre. The Exeter to Waterloo mainline railway is accessible from either Andover (3 miles) or Whitchurch (5 miles) and runs a direct route to London's Waterloo in just over an hour, whilst the nearby A303 offers good road access to both London and the West Country. Harewood Forest, which the property borders, is a typical ancient woodland, one of the largest in Hampshire and was once a hunting ground for Saxon kings. The forest has a more recent military history and was used as a munitions store for the D-Day invasion of 1944, for which evidence remains with miles of concrete roads criss-crossing the forest.

