



Hillside, Abbots Ann

Guide Price £595,000 Freehold

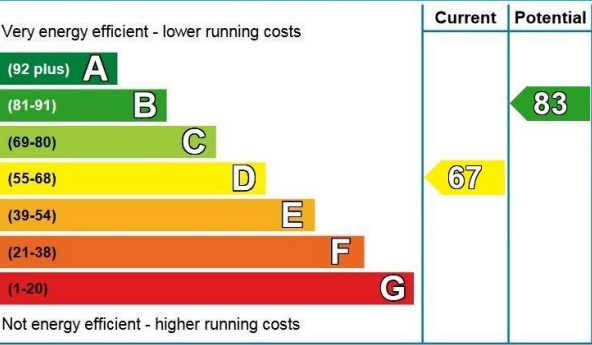
Hillside, SP11
Approximate Gross Internal Area = 157.7 sq m / 1698 sq ft
Approximate Garage Internal Area = 23.5 sq m / 253 sq ft
Approximate Total Internal Area = 181.2 sq m / 1951 sq ft



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 attempt 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 mis-statement. 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



Energy Efficiency Rating



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.

- Entrance Hall
- Office/Play Room
- Stunning Conservatory
- 3 Further Double Bedrooms
- Double Garage

- 25ft Living Room
- Kitchen/Breakfast Room
- Master Bedroom Suite
- Bathroom
- Attractive Gardens

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DESCRIPTION: This detached house occupies an elevated position within a cul-de-sac in the sought after village of Abbots Ann and benefits from glorious views to the front. The well presented accommodation comprises entrance hall, cloakroom, 25ft living room with an open fire, office/play room, kitchen/breakfast room, utility room, a stunning 27ft conservatory, master bedroom with ensuite shower room, three further double bedrooms and a bathroom. To the front there is driveway parking leading to a double garage and an attractive garden with far reaching views whilst to the rear there is an enclosed garden.

LOCATION: The picturesque village of Abbots Ann is approximately two miles to the west of Andover and benefits from two public houses, a primary school, church and village shop/Post Office. Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct line to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION: Front door into:

ENTRANCE HALL: Window to front. Stairs to first floor with understairs storage, further small storage cupboard and doors to:

CLOAKROOM: Window to front. WC and wash hand basin.

LIVING ROOM: Window to front with views and door to conservatory. Feature fireplace with open fire.

OFFICE/PLAY ROOM: Window to front.

KITCHEN/BREAKFAST ROOM: Range of eye and base level cupboards and drawers with solid wood work surfaces over, including a breakfast bar peninsula, and inset ceramic sink with drainer. Inset induction hob with extractor over and eye level double oven. Integral dishwasher, space for American style fridge/freezer and door to:

UTILITY ROOM: Window to rear and door to front. Space and plumbing for washing machine and shelving.

CONSERVATORY: Spanning the whole rear of the house with French doors to garden. Currently used as a dining room.

FIRST FLOOR LANDING: Loft access and airing cupboard with gas boiler and hot water tank. Doors to:

MASTER BEDROOM: Window to front with far reaching views and double doors to:

ENSUITE SHOWER ROOM: Window to front. double shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

BEDROOM 2: Windows to front and side. Fitted cupboard.

BEDROOM 3: Window to rear.

BEDROOM 4: Window to rear.

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

DOUBLE GARAGE: Two up and over doors, power and light. There is driveway parking to the front.

FRONT GARDEN: A particular feature of the property with stunning views over the village. Mainly laid to lawn with shrubs and steps down to a decked seating area with a pergola. There is a shed to the rear of the garage and gated side access to:

REAR GARDEN: A path to the rear of the conservatory has steps up to an area of lawn with shrub borders.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

