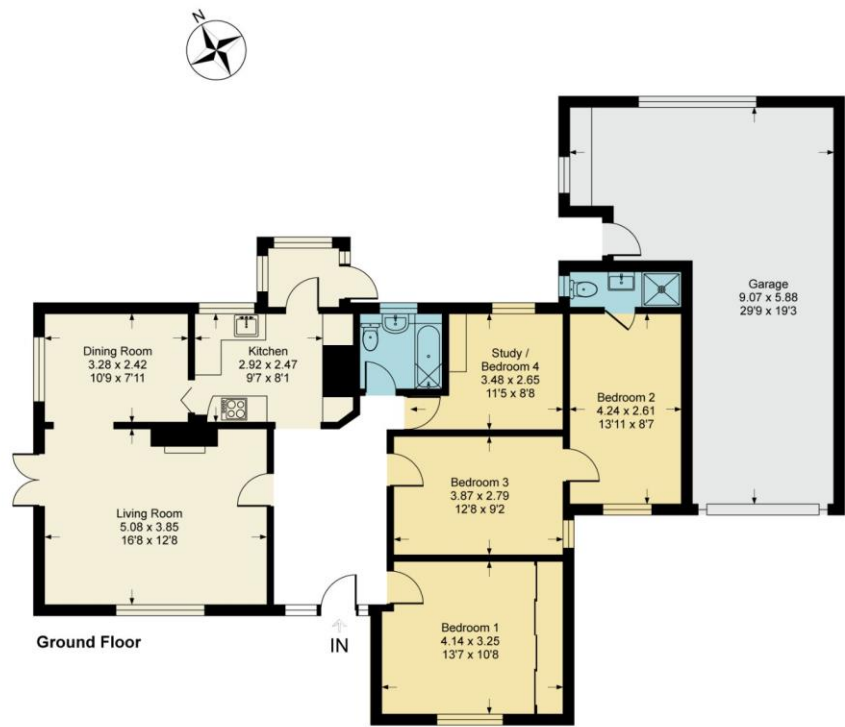


Peglers Tump Barncroft Appleshaw, SP11

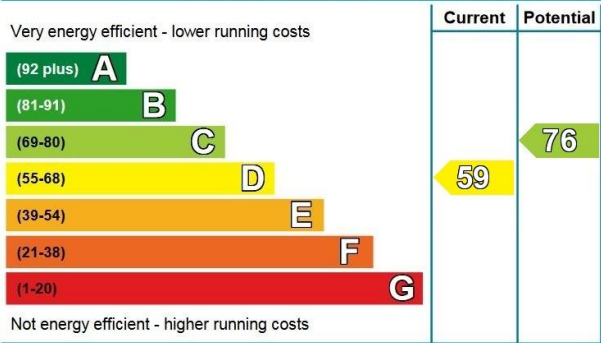
Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft
Approximate Garage Internal Area = 37.9 sq m / 408 sq ft
Approximate Total Internal Area = 143.6 sq m / 1546 sq ft



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.



Barncroft, Appleshaw

Guide Price £625,000 Freehold

- No Onward Chain
- Entrance Hallway
- Dining Room
- Three Double Bedrooms
- Utility/Office/Bedroom Four
- Village Location with Pastoral Views
- Living Room
- Kitchen
- Two Bathrooms
- Garage & Driveway Parking



Available to the property market with No Onward Chain, this unique detached bungalow occupies a stunning plot with far-reaching pastoral views across neighbouring open countryside. Of mid-twentieth century construction, the property has been extended to provide the current garage configuration and benefits from generous driveway parking in front of the garage. The accommodation itself comprises a generous entrance hallway, a dual aspect living room with an open plan flow into a dining room, a kitchen, a rear entrance lobby, an ensuite double bedroom, two further double bedrooms and a family bathroom. A good-sized utility room has the option to be either a fourth bedroom or an office if desired. Outside, an attractive, mature garden wraps around the property, providing not only the views but also direct access to the neighbouring countryside.

The property is located at the end of a small, quiet cul-de-sac on the edge of the village of Appleshaw, a pretty village set amongst rolling hills just beyond the southern edge of the North Wessex Downs National Landscape. The village is surrounded by a network of footpaths and bridleways which are excellent for local walks and also offers a strong community presence which includes a friendly village pub, a church, a village hall, cricket and football clubs and a primary school. The nearby town of Andover, just over four miles to the southeast, offers a good range of recreational facilities, including a cinema, leisure centre, restaurants and cafés, along with schools catering for all age groups, including further education. The nearby towns of 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 offer good road access to both London and the West Country and routes both North and South.

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.

