

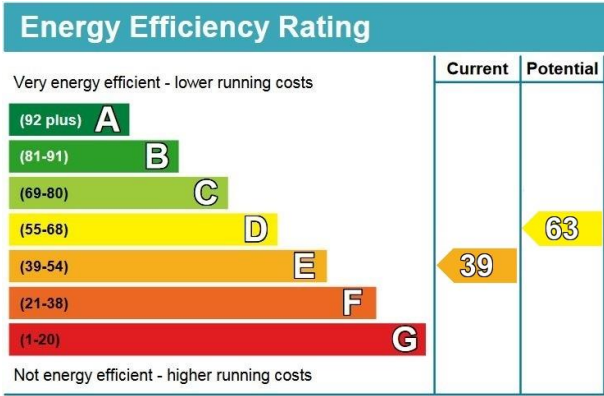


North Acre, Longparish, Andover, SP1

Approximate Area = 787 sq ft / 73.1 sq m
Garage = 125 sq ft / 11.6 sq m
Outbuilding = 16 sq ft / 1.4 sq m
Total = 928 sq ft / 86.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Austin Hawk Ltd. REF: 1299146



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.



North Acre, Longparish

Guide Price £345,000 Freehold

- No Onward Chain
 - Living Room
 - Ground Floor Bathroom
 - Garage & Driveway Parking
 - Borders Open Countryside
- Village Location
 - Kitchen
 - Three Double Bedrooms
 - Mature Gardens
 - Proximity to Village Primary School



DESCRIPTION: Available to the property market with No Onward Chain, this three-bedroomed, semi-detached house benefits from driveway parking to the front of a detached garage and is located within a desirable village location with proximity to open countryside and a well-renowned village primary school. The accommodation offers scope for modernisation and comprises a good-sized living room, a kitchen, a ground floor bathroom and three double bedrooms. Outside, there is a mature front garden alongside the driveway with a sizeable rear garden which backs onto open countryside.

LOCATION: Longparish is located within the heart of the northern Test Valley, five miles east of Andover and three miles southwest of Whitchurch, with excellent access to both the A303 and the A34, which provide road links in all compass directions. As its name suggests, Longparish spans a stretch of the Test Valley which encompasses five separate and individual hamlets, mainly occupying the northwestern undulating slopes of the valley with Harewood Forest to the northwest and a mixture of arable and pastoral farmland surrounding. The village benefits from two village pubs, a well-renowned primary school, a thriving village hall and a village shop, located close to the property in North Acre. Longparish offers excellent walking opportunities with the Test Way in particular making its way through the village. North Acre itself can be found towards the east of the village, directly off the B3048 opposite the Cricketers Inn.

OUTSIDE: The property frontage comprises a hard standing driveway accessed via wrought iron gates from the highway with a mature front garden part laid to lawn with mature flower and herbaceous borders. The driveway leads to a single, detached garage with an up an over door. A path leads from the driveway to the front door of the property, under a canopy porch and a path between the garage and the side of the property leads to the rear of the property.

LIVING ROOM: The front door of the property leads into a small entrance lobby with stairs to the first floor and a door into the living room which has a front aspect and is of a good size. The living room includes an original open fireplace with tiled hearth and jambs and a radiator. Door to:

KITCHEN: Rear aspect kitchen with an internal door leading to a rear lobby which includes a side aspect, walk-in pantry and an external door leading to the rear garden. The kitchen currently includes a range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset ceramic hob with extractor over and oven/grill below. Space and plumbing for a washing machine and space for an undercounter fridge freezer.

GROUND FLOOR BATHROOM: Window to the rear. Panelled bath with a mixer shower attachment, low-level WC, pedestal hand wash basin and a heated towel rail. Alongside the bathroom is a built-in airing cupboard housing an electric boiler and the hot water cylinder.

FIRST FLOOR LANDING: Loft access.

BEDROOM ONE: Window to the front. Original open fireplace. Door to a built-in wardrobe cupboard and door to a fitted storage cupboard. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Radiator.

BEDROOM THREE: Small double bedroom with a window to the rear. Radiator.

REAR GARDEN: Sizeable, mature rear garden with two separate garden sheds. Mainly laid to lawn with a mixture of trees, shrubs and borders. Beyond the rear garden is open countryside.

TENURE & SERVICES: Freehold. Mains drainage, water and electricity are connected. Electric boiler provides central heating via radiators.

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.

