

Eden End Tangley, SP11

Approximate Gross Internal Area = 191 sq m / 2056 sq ft (excludes carport)

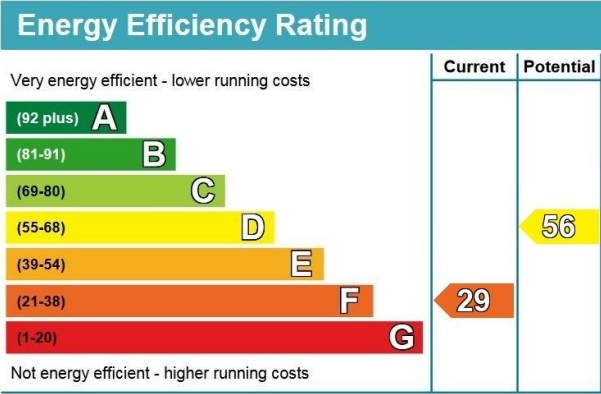


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Eden End, Tangley

Guide Price £685,000 Freehold



- No Onward Chain
 - Open Plan Kitchen/Dining Room
 - Indoor Pool
 - Four Double Bedrooms
 - Driveway Parking with Car Port
- Living Room & Family Room
 - Office/Study
 - Utility Room & Cloakroom
 - Family Bathroom & Separate WC
 - Attractive Mature Gardens

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.



Available to the property market with No Onward Chain, Eden End presents a rare opportunity to acquire a bespoke, detached, four-bedroomed bungalow, set within a private, undulating plot, surrounded by mature woodland. The property enjoys a truly rural location in the village of Tangley, just north of Andover, and benefits from driveway parking that includes a car port. The accommodation comprises an entrance hallway, a living room and a separate family room, both overlooking and with direct access to an attractive terrace, an open-plan kitchen/dining room, a good sized office/study also with access and views to the terrace, a utility room with an adjoining cloakroom, an indoor pool, four double bedrooms and a family bathroom with a separate WC. Outside, the extensive gardens wrap around the property with a frontage laid mainly to lawn interspersed with mature shrubs and trees.

The property is approached from Hungerford Lane via a gated gravel driveway that rises to one side of the plot. The driveway opens out to provide parking for several vehicles and includes the car port. A paved terrace adjacent to the front door of the property affords views over the majority of the garden area to the front. The entrance hallway is arranged centrally with the living accommodation all to one side and includes a light and airy open-plan kitchen/dining room with French doors opening out to the terrace adjacent to the front door. The utility, cloakroom and the Pool House are located to the rear of the property, as are the living room and family room, both of a good size, both with sliding patio doors that open out onto a separate terraced area that includes a fishpond. The bedroom accommodation along with the family bathroom and a separate WC are all arranged on the lower side of the property, each with individual views across the gardens to the front and sides. The office/study with its terrace view and access is located opposite the entrance hallway and could be used as a fifth double bedroom if desired. The garden area to the rear includes a greenhouse, oil-tank and gated access from the rear of the property, accessing a neighbouring lane that also provides access back to the highway.

The property can be found on Hungerford Lane on the edge of the village of Tangley, just 100 metres to the north-west of the Fox Inn. The parish of Tangley lies six miles north-west of Andover and within the southern edge of the North Wessex Downs National Landscape. Nearby village facilities include the church of St Thomas of Canterbury, a village hall and adjoining sports facilities, plus access to numerous public footpaths that allow exploration of the surrounding countryside. Just over a mile to the north of the village is the spectacular Hippenscombe Valley with Chute Causeway, a Roman Road traversing the top of the escarpment. The location lends itself perfectly to those who might need to commute into London with a choice of available mainline stations within less than a half-hour drive (Great Bedwyn and Hungerford into Paddington in less than an hour or Andover into Waterloo in just over an hour).

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.

