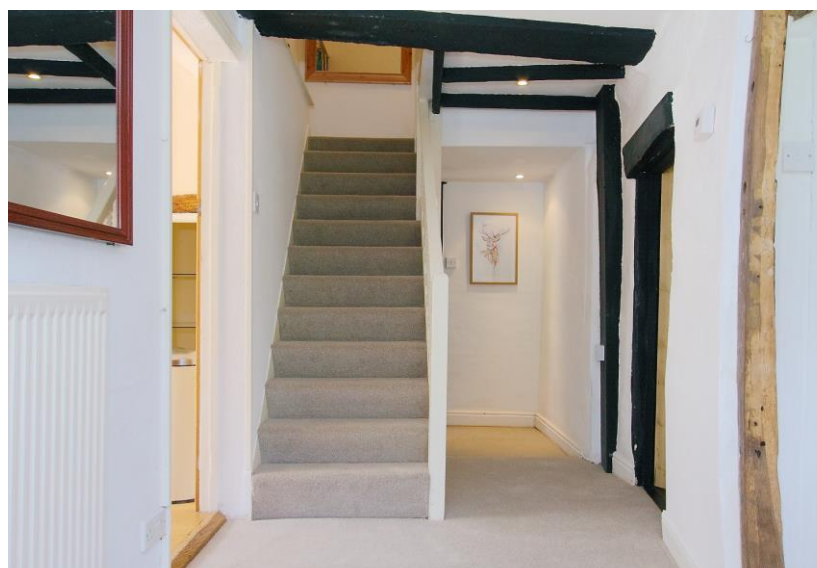




Little Ann Road, Little Ann

Guide Price £589,000 Freehold



- Hallway
- Sitting Room
- Cloakroom/Utility
- 3 Further Bedrooms
- Good Sized Garden
- Dining Room
- Kitchen
- Master Bedroom Suite
- Bathroom
- Garage & Parking

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.

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION: Austin Hawk are delighted to offer this charming Grade II listed cottage located on the edge of this sought after village. The accommodation offers a wealth of character including wall and ceiling beams throughout. The living space comprises entrance lobby, hallway, dining room, kitchen, cloakroom/utility room, sitting room, master bedroom with ensuite shower room, two further first floor bedrooms, a bathroom and a second floor bedroom. Outside there is a good sized garden extending to three sides of the cottage with a sheltered patio area, a wood construction garage with a workshop/home office and driveway parking. No onward chain.

LOCATION: The picturesque villages of Little Ann and Abbots Ann are approximately two miles to the west of Andover and benefit 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: Stable door into ENTRANCE LOBBY with access through to:

HALLWAY:
Stairs to first floor with understairs cupboard and open access into:

DINING AREA:
Window to front and door to garden.

KITCHEN:
Windows to side and front. Range of eye and base level cupboards and drawers with tiled work surfaces over and inset stainless steel sink with drainer. Cooker with gas hob , electric double oven and extractor over. Space for fridge/freezer, space and plumbing for dishwasher. Fireplace recess with shelved recesses to both sides and original bread oven.

UTILITY/CLOAKROOM:
Window to rear. Cupboards with wood surface over and inset wash hand basin. WC, space and plumbing for washing machine and tumble drier. Heated towel rail.

SITTING ROOM:
Window to side and French doors to garden. Fireplace with wood burner and alcoves to both sides.

FIRST FLOOR LANDING:
Loft access. Door with stairs to second floor and doors to:

MASTER BEDROOM:
Windows to front and side. Fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM:
Window to side. Shower cubicle, low level WC and vanity unit with wash hand basin. Cupboard with boiler (fitted November 2020) and linen cupboard.

BEDROOM 2:
Window to side.

BEDROOM 3:
Window to side.

BATHROOM:
Window to side. Panelled bath with shower over, wash hand basin and low level WC. Heated towel rail.

SECOND FLOOR BEDROOM 4:
Windows to side and wash hand basin.

OUTSIDE:
Good sized garden which extends to three sides of the cottage which is mainly laid to lawn with shrubs and trees. There is a sheltered patio area adjacent to the house and steps leading up to a gravelled parking area with access to:

GARAGE:
Wood garage which was constructed only 5 years ago. Double doors, power, light and a workshop/home office to the side.

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

