

## Dilly House, Wildhern, Andover, SP11

Approximate Area = 2135 sq ft / 198.3 sq m  
 Garage = 426 sq ft / 39.5 sq m  
 Outbuilding = 588 sq ft / 54.6 sq m  
 Total = 3149 sq ft / 292.5 sq m  
 For identification only - Not to scale

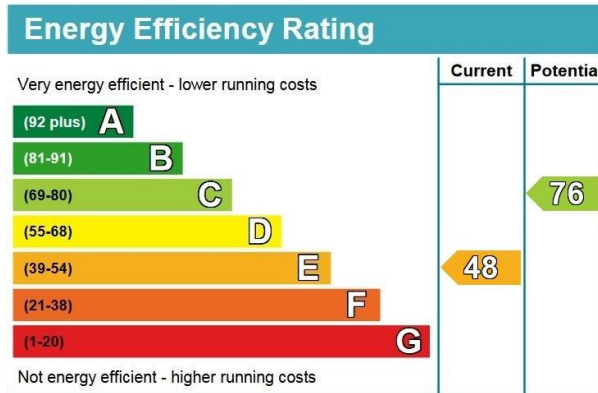


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Austin Hawk Ltd. REF: 1080465



Wildhern, Andover

Offers Over £950,000 Freehold



- Character Features
- 3 Reception Rooms
- 4 Bedrooms
- Double Garage
- Generous Parking

- Scope for Modernisation
- Kitchen/Breakfast Room
- Bath & Shower Room
- Extensive Gardens & Paddock
- No Onward Chain

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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**DESCRIPTION:** Originally a period cottage with later extensions and standing in a plot of approximately 1.7 acres this detached house is located on the edge of the village of Wildhern and is offered for sale with no onward chain. The accommodation benefits from many period features whilst offering scope for modernisation and comprises entrance porch, sitting room, dining room, study/snug, kitchen/breakfast room, utility room, workshop, ground floor wet room, four first floor bedrooms and a bathroom. A particular feature of this property are the extensive gardens and generous parking leading to a double garage.

**LOCATION:** The property stands in a rural position on the edge of the village in an Area of Outstanding Natural Beauty. Wildhern lies north-west of Andover in attractive countryside. There is a village shop with post office in the village of Enham Alamein about 3 miles away and the villages of Hatherden (1 mile) and Upton (3 miles) provide infant and junior schools as well as a public house. Andover itself offers a range of amenities including a mainline railway station with a direct line to London's Waterloo.

**ACCOMMODATION:** Front door into ENCLOSED ENTRANCE PORCH with windows to sides and door to:

**DINING ROOM:** Double aspect with ceiling beams. Inglenook fireplace with wood burner and stairs to first floor.

**SNUG/STUDY:** Double aspect with fireplace and ceiling beams.

**SITTING ROOM:** Triple aspect with views over the garden and a fireplace.

**INNER LOBBY:** Door to garden, cloaks cupboard and doors to:

**WET ROOM:** Window to side. Shower, wash hand basin and WC.

**KITCHEN/BREAKFAST ROOM:** Windows to side. Cupboards and drawers with work surfaces over and inset sink. Aga, walk-in larder and door to:

**UTILITY ROOM:** Window to side. Work surface with sink, space for appliances and walk-in pantry. Door to WORKSHOP with door to garage.

**FIRST FLOOR LANDING:** Window to front and doors to:

**BEDROOM 4/NURSERY/DRESSING ROOM:** Double aspect with views. Fitted cupboard and door to:

**BEDROOM 1:** Double aspect with views and fitted wardrobe cupboards.

**BEDROOM 2:** Double aspect.

**BEDROOM 3:** Window to side with views. Airing cupboard with hot water tank and fitted cupboard with shelving.

**BATHROOM:** Window to side. Panelled bath, wash hand basin and WC.

**TENURE & SERVICES:**

Freehold. Mains water and electricity are connected. Private drainage and oil-fired central heating to 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.

