



Newcott , Andover, SP11 8AH
Guide Price £585,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market a stunning modernised period cottage situated within the popular and picturesque Monxton village. Newcott offers an ideal mixture of modern taste with a wealth of character including many exposed timbers, an open fireplace, which are delightfully displayed within the extensive, bright accommodation. Offering 1824 square feet of versatile living accommodation over three floors, the family home offers a porch, modern fitted kitchen/breakfast room, dining room, living room, conservatory and a downstairs cloakroom. Upstairs there is a the family bathroom and three double bedrooms including the master which benefits from an ensuite. the second floor is occupied by another double bedroom stretching 18 feet long. Outside there is large family garden mostly laid to lawn with a double garage and parking also included.



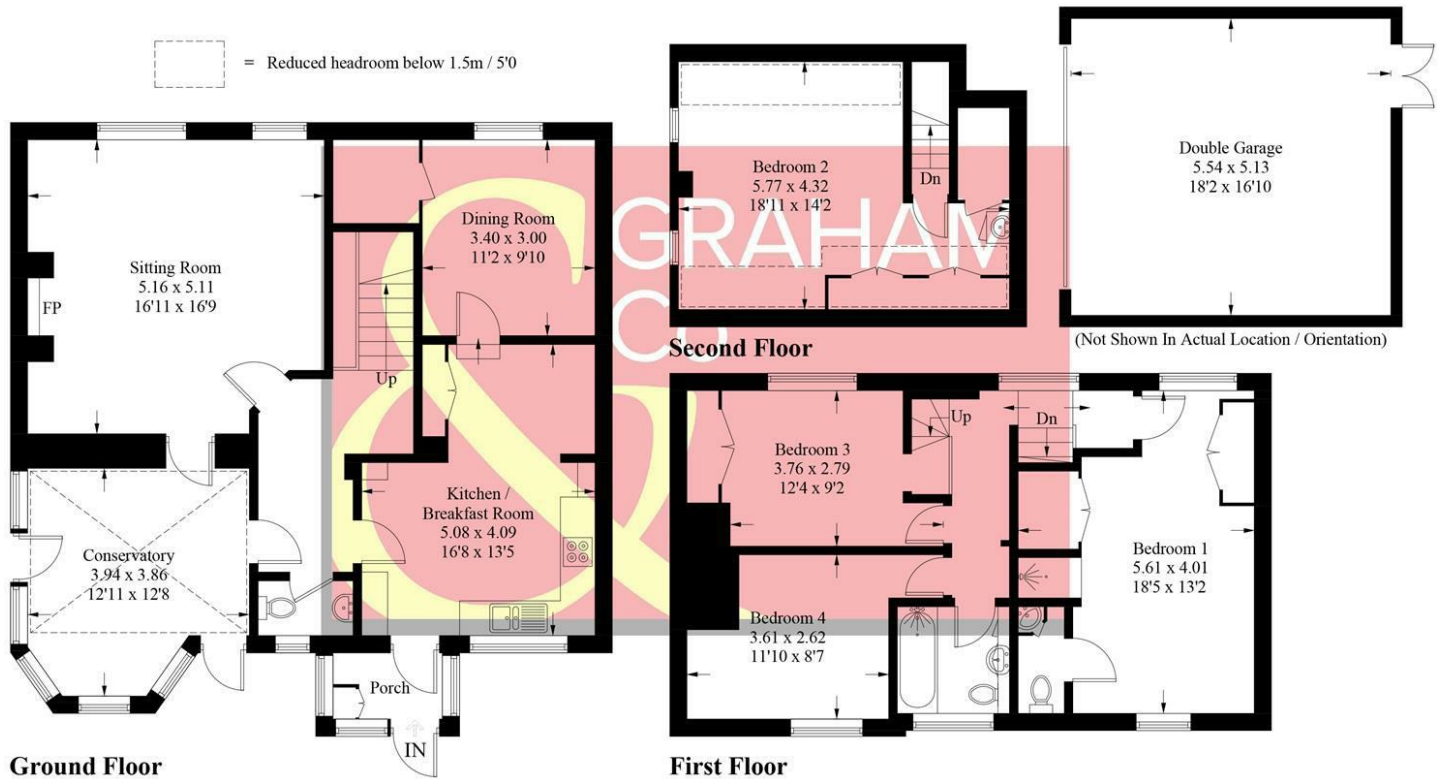


Newcott is in the village of Monxton and close to the village of Ampport which has a primary school and pub. Abbots Ann 1.5 miles away has a community village shop, post office, village school and pub all within walking distance.



Newcott, Monxton, SP11

Approximate Gross Internal Area = 169.5 sq m / 1824 sq ft
 Garage = 28.6 sq m / 308 sq ft
 Total = 198.1 sq m / 2132 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID959986)

- Four Double Bedrooms
- Character Features
- Three Reception Rooms
- Double Garage
- Large Family Garden



Tax Band: E



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.