



Lamorna Chalkpit Lane, Monxton, Andover, SP11 8AR  
Guide Price £725,000





## Lamorna Chalkpit Lane, Monxton Andover, Guide Price £725,000

### PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co offer to the market a delightful four bedroom home in a highly sought after Village, with paddock views to the front and a private rear garden, benefitting from driveway parking and a double garage.

As you enter the house there is a spacious entrance hall, which leads to the sitting room, kitchen and upstairs. The sitting room is triple aspect with a gas fireplace and leads through to a conservatory at the rear with a door out to the garden. From the sitting room double doors also lead through into the generous dining room which has double doors opening out onto the terrace and garden.

The kitchen / breakfast room has recently be re-fitted and has an electric hob and oven, built in appliances and space for a kitchen table. Off the kitchen lies a second entrance porch with a door leading out to the garden the utility room.

On the first floor there are four bedrooms. The generous triple aspect master bedroom has built in storage and an en suite shower room. There are three further bedrooms and a family bathroom on this floor.

The house is approached through a five bar gate into a driveway providing parking for a number of vehicles and there is a double garage. The house has a pleasant garden to the front with well stocked shrub and herbaceous borders. To the rear there is a west facing garden which is mainly laid to lawn with terrace areas ideal for outdoor entertaining. The garden is well established creating a private feel.







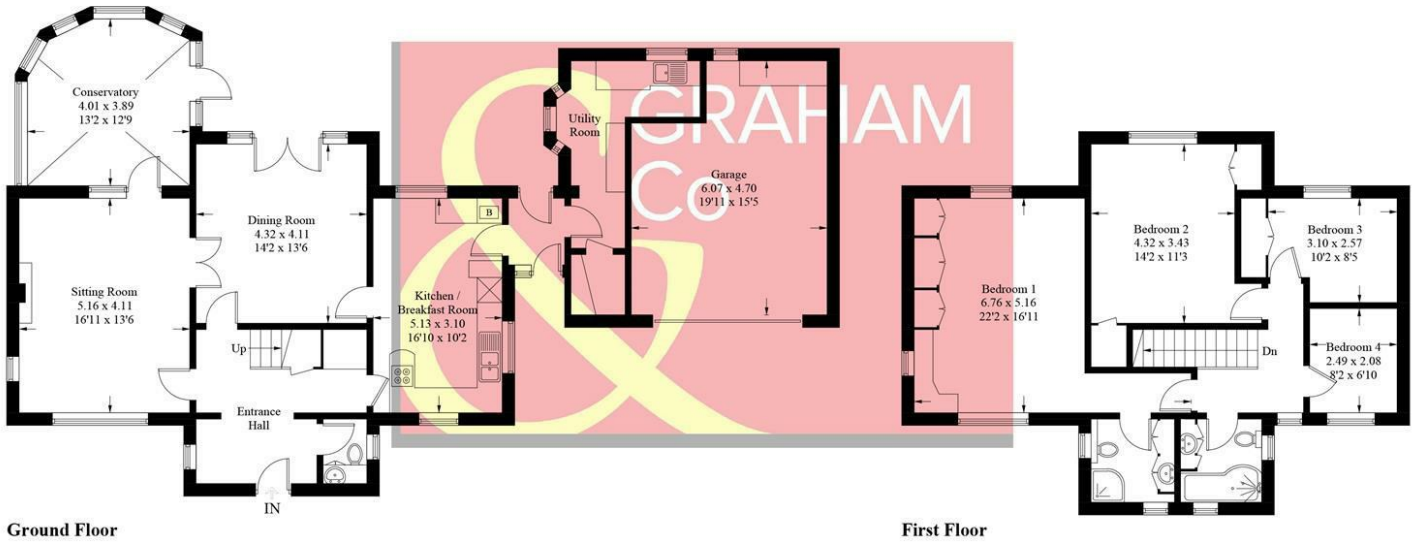
Monxton Village is situated near Andover in Hampshire, England. Known for its quaint, picturesque charm, the village offers a welcoming atmosphere to residents and visitors alike. With its historic thatched-roof cottages, tree-lined lanes, and beautiful surrounding countryside, Monxton provides an idyllic setting for those looking to escape the hustle and bustle of city life. The village is also home to a number of local amenities, including a village hall, further enhancing its appeal. Whether exploring the nearby landscapes or immersing oneself in the village's local community, Monxton Village is a charming destination worth discovering.





# Lamorna, Chalkpit Lane, SP11

Approximate Gross Internal Area = 176.0 sq m / 1894 sq ft  
 Garage = 25.9 sq m / 279 sq ft  
 Total = 201.9 sq m / 2173 sq ft



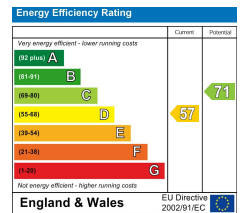
PRODUCED FOR GRAHAM AND CO

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 (ID1040203)

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