



25 Wildhern, Andover, SP11 0JE
Asking Price £360,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

A charming country cottage constructed of colour washed brick elevations beneath a tiled roof with the benefit of off-road parking to the front with Ev charge pod along with a handy storage shed and a enclosed garden stretching to the rear and backing onto countryside. The well-presented extended accommodation comprises an entrance hall, cloakroom, sitting room with fireplace and wood burning stove and a large open plan social living area with a central kitchen, dining area to the front and a garden room with bi-folding doors to the rear elevation. To the first floor there are two double bedrooms and a bathroom.





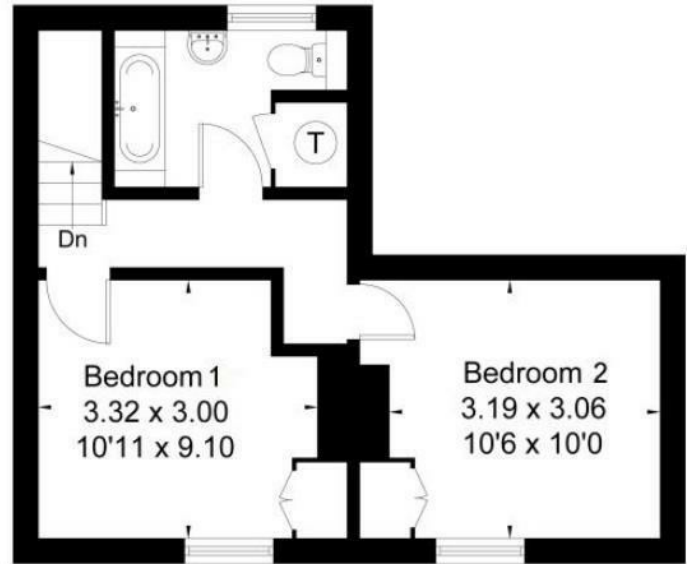
The property is situated in the village of Wildhern with direct access onto footpaths. The nearby villages of Hatherden (approximately 1.5 miles distant) and Upton (approximately 1 mile distant) provide and infant and junior schools and public houses. Further facilities including a post office/store, church and public house are available in nearby Charlton and Andover (approximately six miles to the south) offers a comprehensive range of educational, shopping and leisure facilities and a main line railway station to London (Waterloo) in about an hour. The A303 provides first class road communications to the West Country, and to London via the M3 motorway. The towns of Hungerford and Newbury to the north are also within approximately twenty minutes' drive.



Approximate IPMS2 Floor Area = 74.8 sq m / 805 sq ft
 Limited Use Area = 0.8 sq m / 9 sq ft
 Total = 75.6 sq m / 814 sq ft



Ground Floor



First Floor

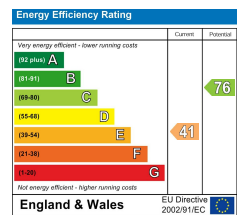
Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 226371

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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.

