



Edelweiss , Abbots Ann, Andover, SP11 7BH
Asking Price £660,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Introducing this charming three/ four bedroom detached bungalow nestled in the heart of the vibrant village of Abbots Ann. Situated conveniently alongside open playing fields, this property offers not only a picturesque setting but also easy access to the esteemed village school. Upon entering, you are greeted by a spacious and inviting interior, comprising three/ four bedrooms including an en-suite shower room and a well-appointed family bathroom, ensuring comfort and convenience for all residents. The focal point of the home is the welcoming living room, featuring folding doors that seamlessly connect to the garden, flooding the space with natural light and offering a seamless indoor-outdoor flow, perfect for entertaining or simply enjoying the tranquil surroundings. The adjacent kitchen/dining room provides a delightful space for family meals or intimate gatherings, complete with modern amenities and ample storage. Convenience is key with an integral garage providing secure parking, while a utility cupboard offers practicality with space for a stacked washing machine and tumble dryer. Additionally, an internal study/playroom provides flexibility for various lifestyle needs. Set within a generous plot, the property boasts mature trees at the front, adding to its curb appeal, while an ample gravel driveway ensures plentiful parking. The level rear garden offers a peaceful retreat, featuring a timber summer house that can serve as a home office, gym, or simply a tranquil escape to enjoy the outdoors in any season. This home also has the added advantage of full planning permission granted to extend to the rear creating an enlarged kitchen/living space with a first floor master bedroom suite (23/02546/FULLN). In summary, this well-appointed bungalow offers the perfect blend of modern comfort and village charm, presenting an ideal opportunity to embrace the idyllic lifestyle of Abbots Ann





Abbotts Ann

Abbotts Ann is a picturesque village offering primary school, two public houses, church and a thriving village hall community and has many country walks nearby. Andover itself offers an ever improving range of shopping and leisure facilities. Many of the outlying areas and villages are classed as areas of outstanding natural beauty. There are also excellent road and rail links to London and the west country.

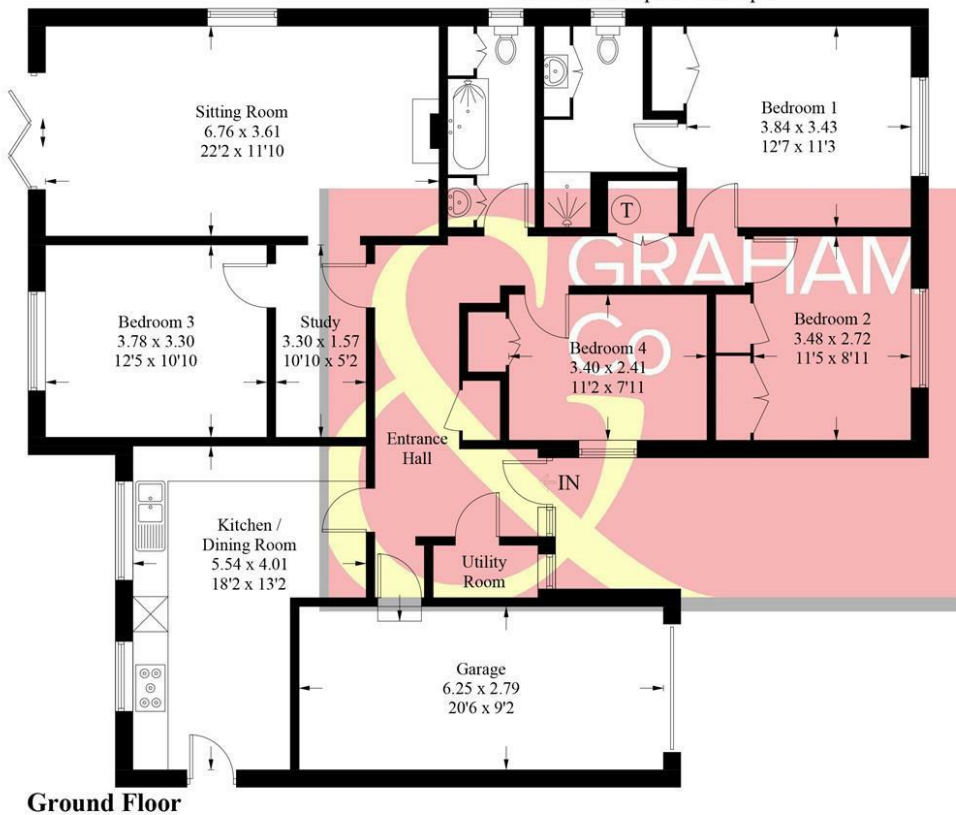


Church Close, SP11

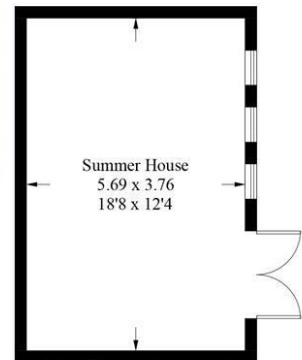
Approximate Gross Internal Area = 151.2 sq m / 1627 sq ft
(Including Garage)

Summer House = 21.4 sq m / 230 sq ft

Total = 172.6 sq m / 1857 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

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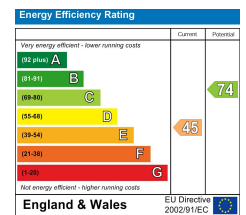
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1045974)

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