



Cheslyns , Appleshaw, Andover, SP11 9BN
Asking Price £495,000



Cheslins , Appleshaw Andover, Asking Price £495,000

PROPERTY DESCRIPTION BY Mr Guy Sommerville

Cheslins is a classical period village house, formerly the village shop and post-office situated in the very heart of the village opposite the green with its original red telephone box adding a glimpse into days gone by. The accommodation is beautifully proportioned to the ground floor and offers an abundance of scope for development and alterations to create a very versatile family home. Presently Cheslins benefits in brief: entrance hall, sitting room, kitchen/dining room opening into a garden room to the rear, the former village shop is now a further family room with large store/study to the rear and a conservatory to the front, there is also the added advantage of a boot room/utility and a downstairs bathroom. To the first floor you will find three good sized bedrooms along with a useful cloakroom. Externally is a pretty walled cottage garden with an abundance of flowering plant and shrub borders and beds. There is gated access to the rear where the garage is located, further parking is provided to the front of the property.



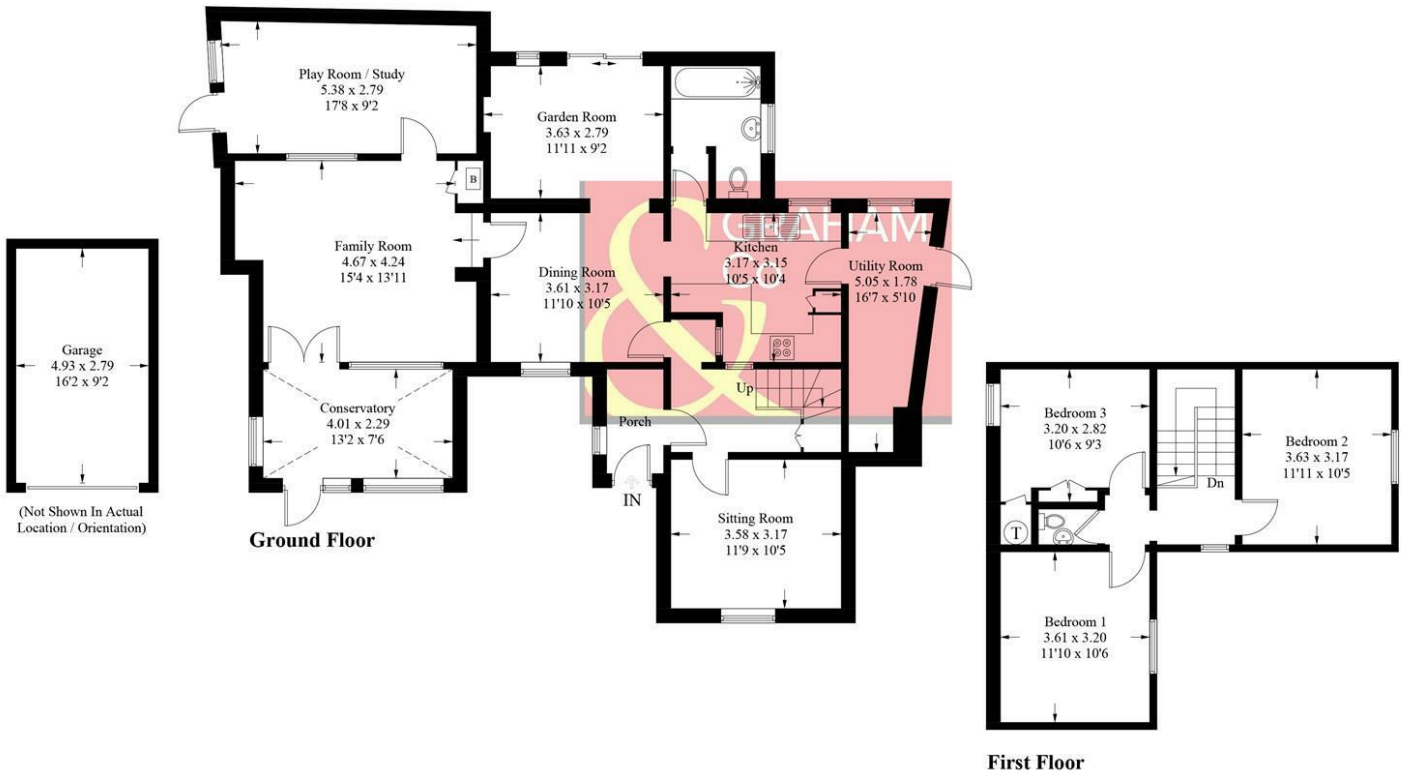


Appleshaw lies in north west Hampshire at the top end of the Test Valley, close to the county boundary, between Hampshire and Wiltshire, to the west of Andover, and north of the A303 and the A342 Devizes Road. The village typifies the very best of Hampshire, it is a peaceful village and has a strong and friendly community with a church, public house, and primary school at Ragged Appleshaw, whist in Weyhill, there is a garage which has an integral shop and there is a farm shop. Andover, about 5 miles to the south east, has an excellent shopping centre. The village is also perfectly placed for the A303 for fast access westwards, or via the M3 motorway to London. Andover has a mainline railway station on the Waterloo line and within reasonable driving distance are several major centres including the two cities of Salisbury and Winchester which have their own special attributes.



Appleshaw, SP11

Approximate Gross Internal Area = 161.5 sq m / 1738 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 175.4 sq m / 1888 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 (ID1007406)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		37
(1-20) G		
Not energy efficient - higher running costs		
England & Wales E.U. Directive 2002/91/EC		

Tax Band: D



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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.

