



Quippini Cottage , 113 Abbots Ann Down, Andover, SP11 7BX
Offers In Excess Of £630,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away on the outskirts of Abbots Ann surrounded by rolling countryside, Graham & Co are delighted to bring to the market a rare opportunity to purchase this impressive three bedroom semi-detached character cottage which has been tastefully extended and upgraded to a very high standard by the current owners, the cottage also has the added advantage of a one bedroom self contained detached annexe. The cottage itself offers excellent family accommodation which is light and airy and benefits from an entrance porch leading to an entrance hall and cloakroom, separate dining area, sitting room with log burner and a snug/home office room to the side. A beautiful fitted kitchen having built-in appliances and double doors leading to the rear garden with lanterns bringing the outside light in, there is also a separate utility room which has been finished to the exact standard of the impressive kitchen. To the first floor there are three double bedrooms with countryside views, the master having walk-in closet, a family bathroom, central heating and double glazing. Next to the cottage there is a stunning self contained annexe, built and finished matching the high standard of the cottage and comprising a double bedroom, open plan living room with dining space leading to the fitted kitchen and shower room. Outside a driveway provides parking for several cars with a car charging point, the rear garden is of a good size mainly laid to lawn with flower and shrub beds, patio and decking area enclosed by fencing. Very rarely do such character properties become available so early viewing is recommended.



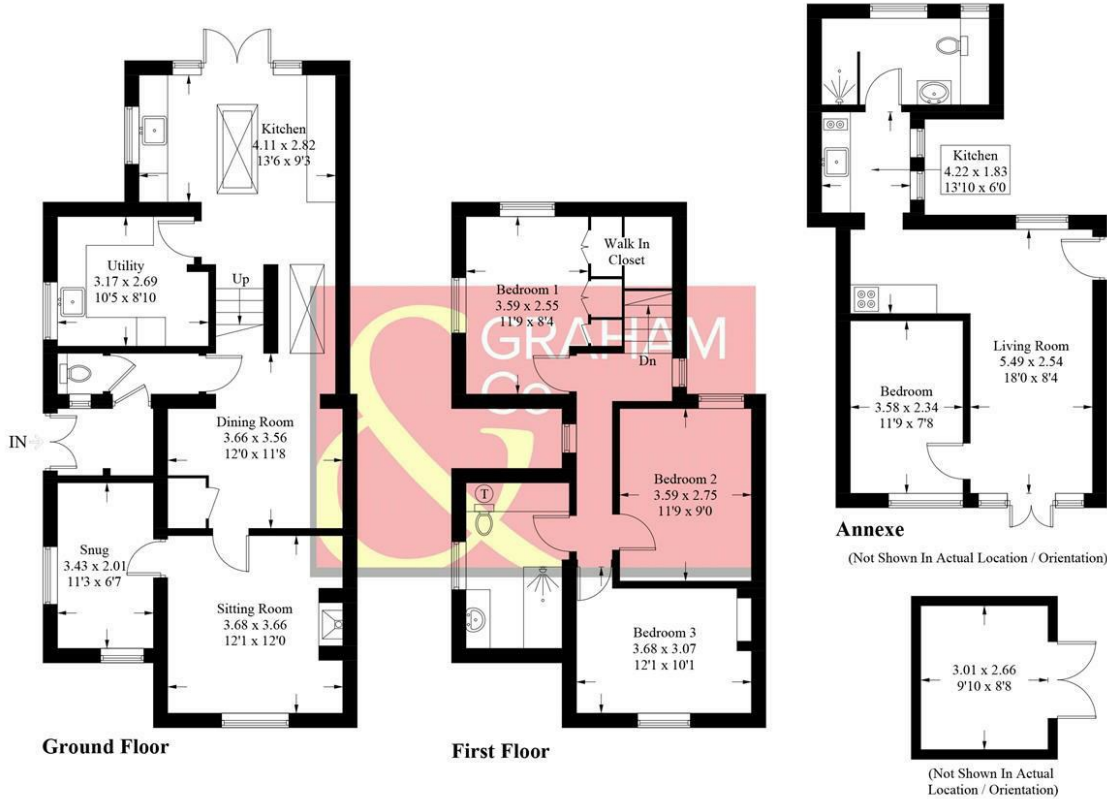


Abbots Ann is a picturesque village offering primary school, two public houses, church and a thriving village hall community and has many country walks nearby. Andover itself offers an ever improving range of shopping and leisure facilities. Many of the outlying areas and villages are classed as areas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



Abbotts Ann Down, SP11

Approximate Gross Internal Area = 118.0 sq m / 1270 sq ft
 Annexe = 39.0 sq m / 420 sq ft
 Outbuilding = 7.9 sq m / 85 sq ft
 Total = 164.9 sq m / 1775 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 (ID1067922)

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(95-100)	A		81
(81-94)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: D



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