



Two Hoots , 2 Farm Road, Little Park, Abbots Ann, Andover,  
SP11 7AU  
Offers In Excess Of £600,000





## Two Hoots , 2 Farm Road, Little Park, Abbots Ann Andover, Offers In Excess Of £600,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this spacious detached bungalow offering excellent family with the added advantage of an annex potential. The property itself benefits from an entrance hall with cloakroom, sitting room with log burner, dining room and a separate study. There is a fitted kitchen with utility and four bedrooms with bedroom one and two having en-suite, separate family bathroom, central heating and double glazing. Outside a large driveway provides ample parking for numerous cars, lawned gardens surround the property which has a generous plot and stunning views to front and rear over unspoilt farm land. Positioned in a rural location yet still walkable to the town and amities,, for those working from home excellent fiber/broadband. NO CHAIN.







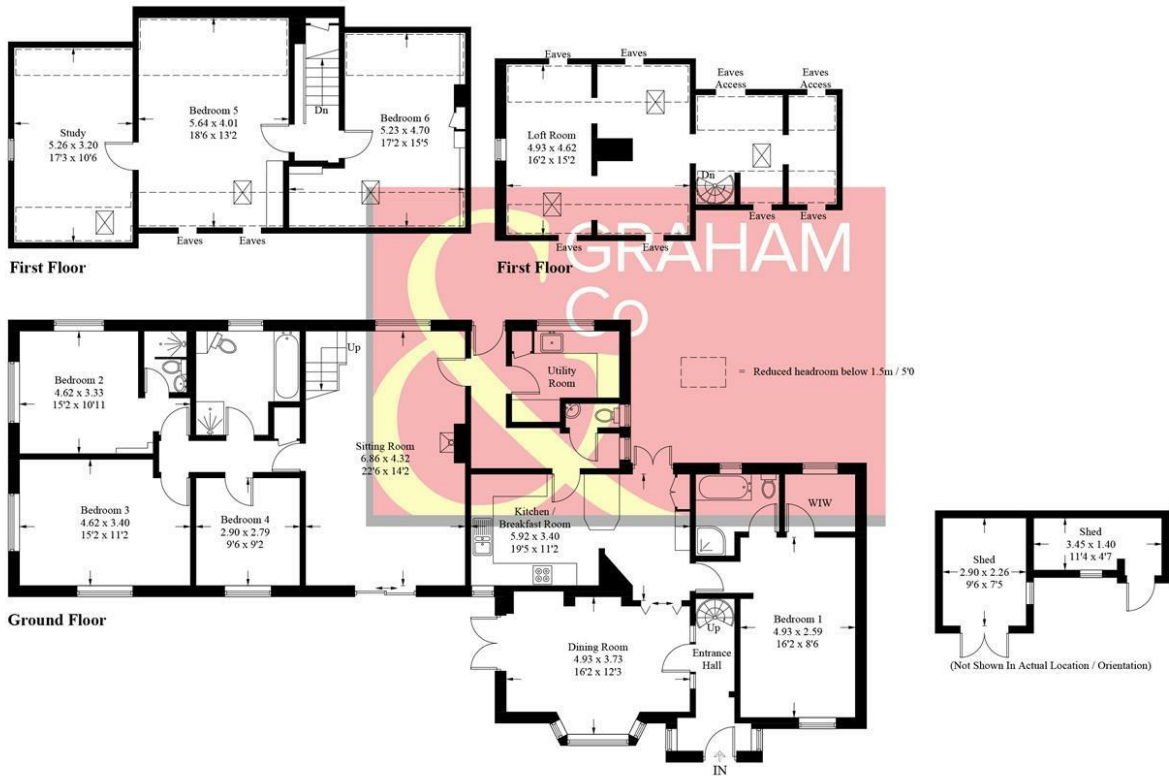
Little Ann is positioned on the outskirts of Abbots Ann is a picturesque area offering primary school, two public houses, church and a thriving village hall community and has many country walks nearby. Andover itself offers an ever improving range of shopping and leisure facilities. Many of the outlying 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.





## Farm Road, SP11

Approximate Gross Internal Area = 266.5 sq m / 2869 sq ft  
 Outbuilding = 11.8 sq m / 127 sq ft  
 Total = 278.3 sq m / 2996 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 (ID1105918)

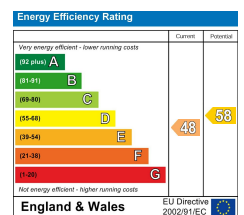
## MORTGAGE ADVICE

### Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - [tristan@atmmortgages.com](mailto:tristan@atmmortgages.com) M - 07545320380

[www.atmmortgages.com](http://www.atmmortgages.com)



Tax Band: D



OPEN 7 DAYS

If you are considering selling your home  
 please contact us today for your free  
 no obligation valuation

**01264 356500**

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.