



Elmsleigh Monxton Road, Red Post Bridge, Andover, SP11  
8BY  
Asking Price £650,000



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#### PROPERTY DESCRIPTION BY Mr Nick King

Stylish and modern interiors, in an ambient village location make this a very appealing home. The accommodation comprises of; large entrance hallway potentially providing a number of uses, but currently used as a home office, utility room, guest cloakroom, open plan kitchen/family room with wood burning stove, dining room, living room with dual aspect French doors to the garden. To the first floor the master bedroom benefits from an ensuite shower room and sweeping countryside views from the Juliet balcony. A further two double bedrooms and family bathroom complete the upstairs. A substantial garden benefits from covered BBQ area and dining area, large lawn, shed, side access and far reaching farmland views. An adequate driveway to the front provides off street parking for numerous vehicles.



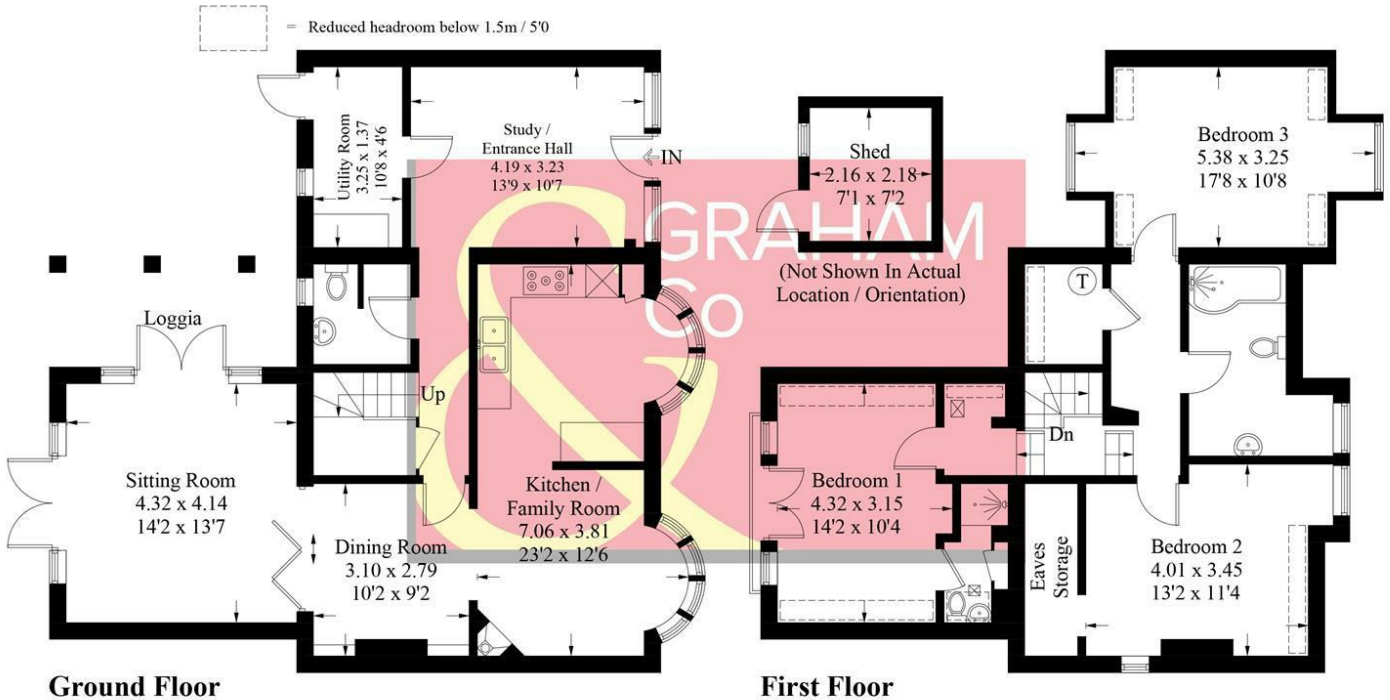


Monxton Village is situated near Andover in Hampshire, England. Known for its quaint, picturesque charm, the village offers a welcoming atmosphere to residents and visitors alike. With its historic thatched-roof cottages, tree-lined lanes, and beautiful surrounding countryside, Monxton provides an idyllic setting for those looking to escape the hustle and bustle of city life. The village is also home to a number of local amenities, including a village hall, further enhancing its appeal. Whether exploring the nearby landscapes or immersing oneself in the village's local community, Monxton Village is a charming destination worth discovering.



# Monxton Road, SP11

Approximate Gross Internal Area = 156.0 sq m / 1679 sq ft  
 Shed = 5.3 sq m / 57 sq ft  
 Total = 161.3 sq m / 1736 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 (ID1118186)

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

Tax Band: E



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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.