



30 Greensey, Ragged Appleshaw, SP11 9HY  
Guide Price £450,000



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a cul-de-sac location with open views to rear over open countryside, Graham & Co are delighted to bring to the market this extended and extensively upgraded semi-detached village property. The property itself benefits from an entrance porch leading to entrance hall with cloakroom, sitting room with views to front and log burner, beautiful fitted kitchen with larder leading to the dining area and family room, separate utility. To the first floor there are three double bedrooms and bathroom, double glazing and central heating. Outside a driveway provides off road parking and leads to the garage the rear garden is well landscaped comprising patio, shingle leading to lawn area, flowers and shrubs, backing on and having extensive views over open countryside.



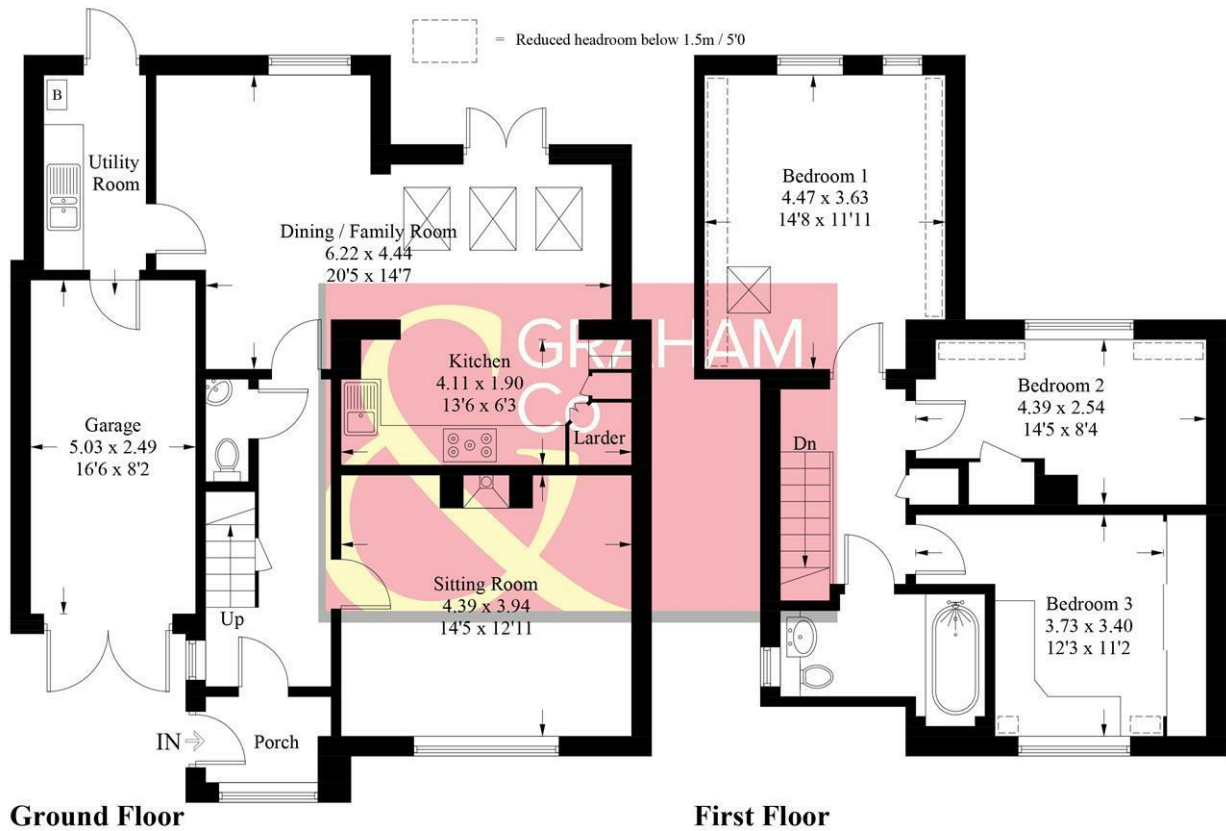


The picturesque village of Appleshaw is just five minutes from both Andover and Tidworth and only a couple of miles from the A303. This small parish lies on the Wiltshire/Hampshire border and includes the hamlets of Redenham and Ragged Appleshaw. The village itself boasts a thriving community, St Peter's Church of England primary school, village hall, recreation ground, The Walnut Tree Inn and church. The nearest train station can be found in Andover with services to London Waterloo in just over an hour.



# Greensey, SP11

Approximate Gross Internal Area = 133.9 sq m / 1441 sq ft  
(Including Garage)



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 (ID1128419)

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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>	74	78
(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		
EU Directive 2002/91/EC		
England & Wales		

Tax Band: E



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