

The Mill , Little London, Andover, SP11 6JE
Asking Price £875,000



The Mill , Little London Andover, Asking Price £875,000

PROPERTY DESCRIPTION BY Mr Guy Sommerville

The Mill is located on a quiet, no-through lane in the charming hamlet of Little London, nestled within the picturesque Hampshire countryside. This contemporary home is filled with natural light and offers an excellent space for family living and entertaining, featuring an open-plan ground floor with underfloor heating to the ground floor.

The sleek grey and white kitchen is well-equipped with ample storage, including fitted cabinets and a central island with a breakfast bar. Integrated appliances include double ovens, a hob, coffee machine, microwave, fridge, separate freezer, dishwasher, wine cooler, "Grohe" filtered and sparkling water tap and plate warmers. The spacious dining and seating areas enjoy garden views and easy access to the outdoors through bi-fold doors, which also lead to the garden room. Additionally, the adjacent TV room features bi-fold doors that open to the garden. A utility room and cloakroom complete the ground floor.

Upstairs, there are four generously-sized bedrooms and a family bathroom. The master suite boasts double doors to a Juliette balcony, an en-suite shower room, and a walk-through wardrobe/dressing room. The Mill is set in the idyllic hamlet of Little London, surrounded by stunning countryside, much of which lies within an Area of Outstanding Natural Beauty. The local area is renowned for its scenic walking, riding, and fishing opportunities.





The nearby village of Smannell offers convenient local amenities, including a well-regarded village school, church, and pub. For a wider range of shopping, dining, and services, the towns of Andover and Newbury are easily accessible, with direct train links to London Waterloo and Paddington.

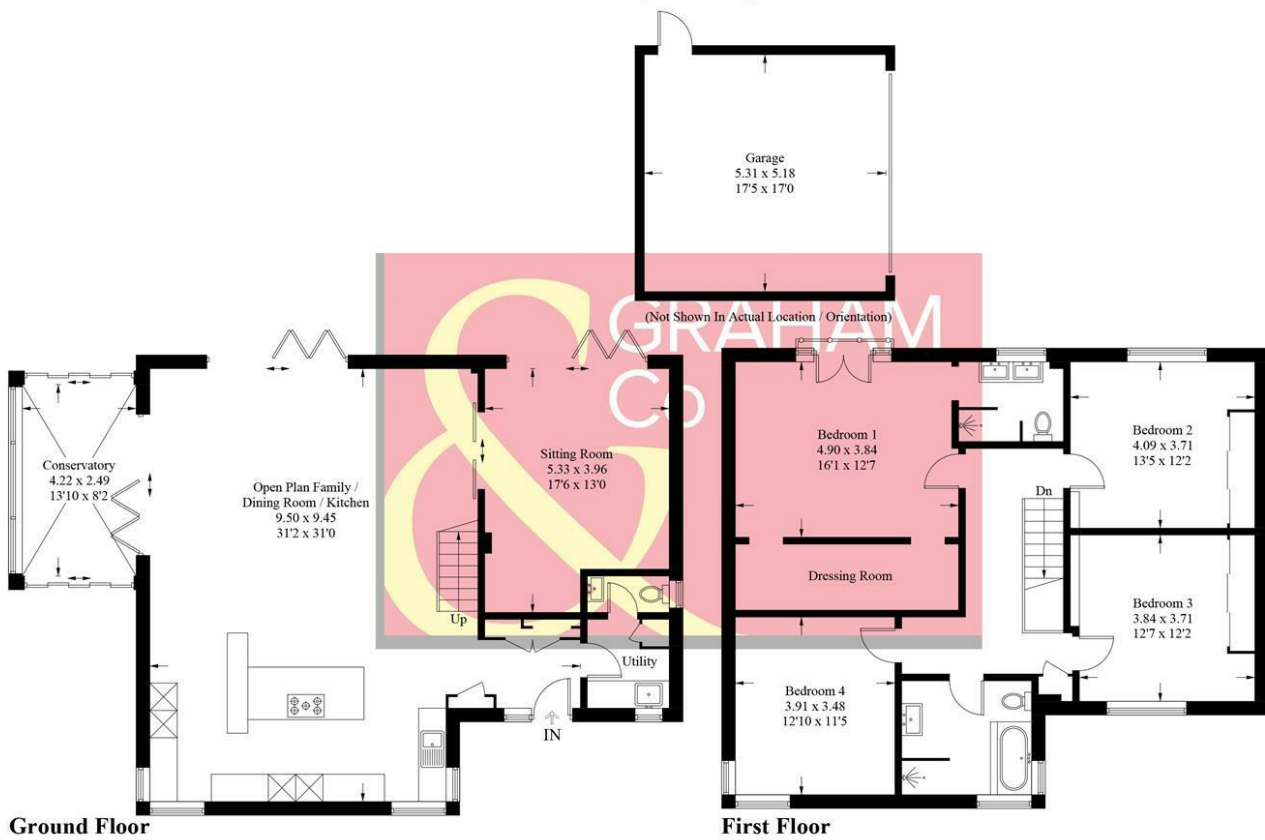
Road connections are excellent, with the A303/M3 and A34/M4 providing easy access in all directions, whether traveling north, south, east, or west. The area is home to a range of excellent state and private schools, including Farleigh, Rookwood, Thorngrove, Cheam, and Horris Hill. Leisure activities are plentiful, with fishing on the nearby rivers Itchen and Test (with permits), horse racing at Newbury and Salisbury, golf courses in Andover and Winchester, and various theatres and cinemas all within a short distance.

This stylish modern home is approached via a brick-paved driveway, which leads to a detached double garage and provides ample parking for multiple vehicles. The enclosed rear garden features a sunken paved patio beside the garden room, another patio area, and a level lawn. At the far end of the garden, there are raised vegetable beds and a potting shed.



The Mill, Little London, SP11

Approximate Gross Internal Area = 210.2 sq m / 2262 sq ft
 Garage = 27.6 sq m / 297 sq ft
 Total = 237.8 sq m / 2559 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 (ID1133914)

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 M - 07545320380 www.atmmortgages.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales E.U. Directive 2002/91/EC		

Tax Band: G



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.

