



Spinney Hill, Broad Road, Monxton, Andover, SP11 8AT
Asking Price £675,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

This beautifully presented detached family home, built in the 1960s, offers an ideal blend of classic charm and modern comfort. Constructed with white-washed brick elevations beneath a tiled roof, the property has been thoughtfully updated by the current owner, making it a perfect move-in-ready home. Upon entering via the hallway, you'll find a stylish kitchen with ink blue shaker-style units, complemented by sleek Quartz worktops with matching breakfast bar and window sills. High-quality appliances include a built-in eye-level double oven and an induction hob, while natural light streams in from windows to the front and side. A stable door provides access to the side of the property. The ground floor also features a convenient downstairs cloakroom and understairs storage. The spacious living and dining room offers a stunning raised outlook over the landscaped garden through large windows, creating a bright and airy space perfect for relaxation or entertaining. Upstairs, the principal bedroom boasts a generous en-suite with a walk-in power shower, while the second and third double bedrooms both feature built-in wardrobes, providing ample storage. These bedrooms share a modern family bathroom also with a power shower. Outside, the meticulously landscaped rear garden includes mature plant borders and beds, a raised patio seating area perfect for barbecues, and a premium insulated garden office/summer house equipped with power, lighting, and internet connection – ideal for working from home or as a relaxing retreat. Additional features include a new external oil boiler fitted in Feb 2023, a block-paved off-street parking & driveway to a basement level double garage with power and lighting, offering ample storage and parking options. This unique property perfectly combines stylish updates with practical features, making it an ideal family home in a sought-after location.



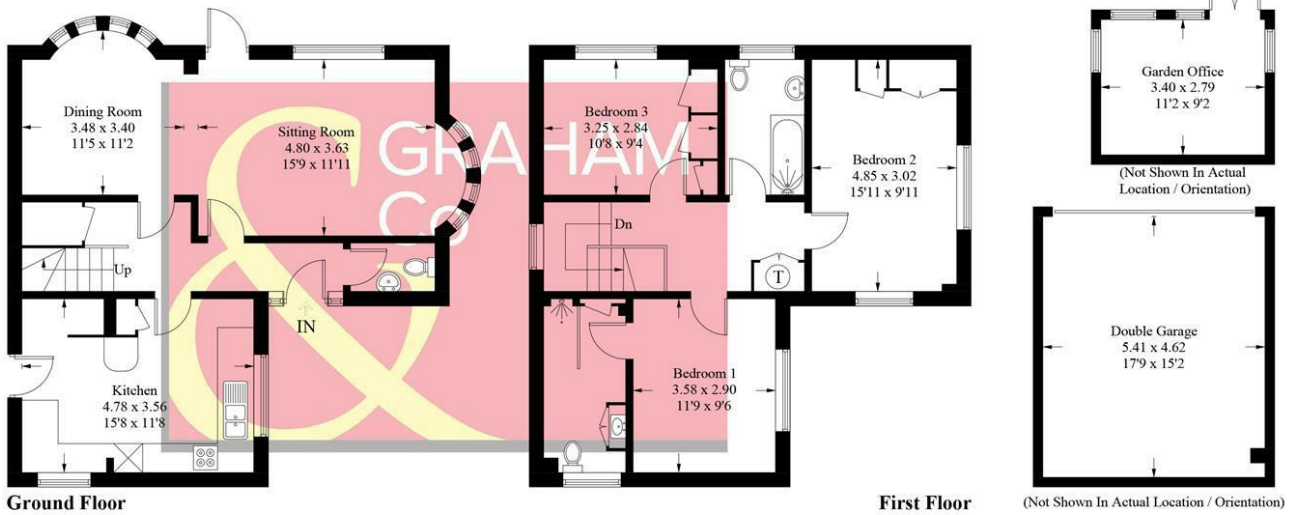


The property is situated in a quiet lane leading to open fields and stables, just off the centre of the sought after and beautiful village of Monxton, well known for its many period and thatched properties. Monxton is a Conservation Area and has a village hall and church. There is an excellent public house within close walking distance (The Hawk) and Ampport School, one of Hampshire's leading primary schools in the adjacent village of Ampport as well as two public houses and an award winning village shop/post office in Abbots Ann, two miles away. The nearby town of Andover offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast access to Waterloo in just over one hour. There is also a railway station in the neighbouring village of Grateley, approximately five minutes' drive away. The A303 is close at hand allowing convenient access to the West Country and London, The cathedral cities of Salisbury and Winchester are both within approximately twenty five minutes' drive.



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Approximate Gross Internal Area = 120.4 sq m / 1296 sq ft
 Outbuildings = 34.4 sq m / 370 sq ft
 Total = 154.8 sq m / 1666 sq ft



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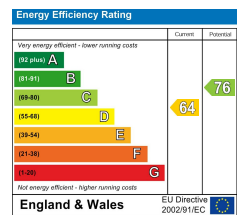
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1137069)

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