



1 Timothys Field, Abbots Ann, Andover, SP11 7AT  
Asking Price £465,000





## 1 Timothys Field, Abbots Ann Andover, Asking Price £465,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Set in the heart of the ever-popular village of Abbots Ann, this attractive three-bedroom cottage, built circa 2001/2002, combines the timeless charm of a traditional country cottage with the ease and reassurance of a modern build. Offering a rare opportunity to enjoy character living without compromise, the home is beautifully presented throughout and benefits from mains drainage and mains gas. Internally, the property offers a versatile and well-balanced layout, with three reception areas, including a welcoming entrance reception that offers flexibility for use as a sitting room, study, or formal dining room. The dual-aspect main sitting room features windows to the front and rear, as well as a striking ornamental exposed brick fireplace, creating a cosy yet bright living space. The country-style kitchen is fitted with cream shaker-style eye and base units, complemented by wood-effect worktops, and leads into a garden room with a solid roof and French doors that open onto the private rear courtyard—a lovely spot for outdoor dining or morning coffee. There is also a useful downstairs cloakroom. Upstairs, the principal bedroom enjoys a dual aspect and comes complete with fitted wardrobes and built-in storage. Bedroom two benefits from a dedicated dressing area, while the third bedroom offers a pleasant rear aspect with a window overlooking the garden. A spacious four-piece family bathroom serves all bedrooms and completes the first floor. Outside, the rear courtyard wraps around to a front garden enclosed by mature hedging, providing a second peaceful outdoor space to enjoy. The property also includes two allocated parking spaces and is offered to the market with no onward chain.







Abbotts Ann

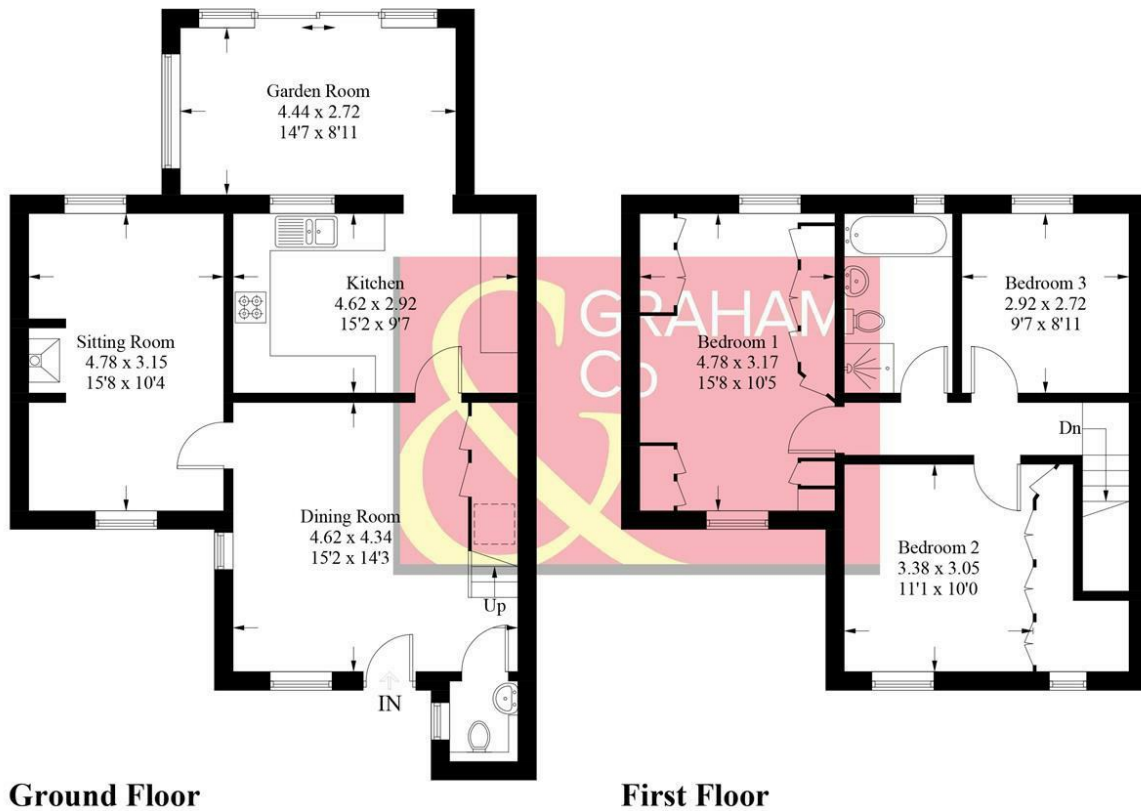
Abbotts Ann is a picturesque village offering primary school, two public houses, church and a thriving village hall community and has many country walks nearby. Andover itself offers an ever improving range of shopping and leisure facilities. Many of the outlying areas and villages are classed as areas of outstanding natural beauty. There are also excellent road and rail links to London and the west country.





## Timothys Field, SP11

Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft



**Ground Floor**

**First Floor**

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 (ID1186712)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		86
(81-94) <b>B</b>	76	
(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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