



Farriers Close, Preston Candover

*At home in Hampshire*

  
**Hellards**

## 6 Farriers Close

PRESTON CANDOVER, HAMPSHIRE RG25 2EZ

### Guide Price: £695,000

- Detached Family House Built in 2010
- Small Development in Centre of the Village
- Immaculately Presented Throughout
- Three/Four Bedrooms
- Open Plan Living Space
- Double Carport and Garden

This well-planned family house is part of a small development located close to the centre of this popular village. The development of just six homes was built to an exacting standard by Clanfield Properties in 2010. The property has a double timber car port to the front, a private lawned garden with a paved seating terrace, underfloor heating on the ground floor, a wood burning stove and a 'keyless' entry system. The house is immaculately presented throughout and is ready to move straight into. This is the ideal property for anyone looking for a village lifestyle, with all the comforts and convenience of a modern home.

The house is entered via the oak front door, which features a Samsung entry system. The door opens to the entrance hall, where there is a cloakroom, stairs to the first floor and an understairs cupboard. The heart of the home is the fabulous open-plan kitchen/dining room, which offers plenty of usable space and versatility. Currently it is laid out with a dining table and sofa area. There is tiled flooring with underfloor heating, and large bi-fold doors, which open fully to the garden. The fully fitted kitchen adjoins the dining area and has a smart range of storage units, worksurfaces and integrate appliances. A door opens to the utility room, which has a door to outside, storage units, a worktop, a wall-mounted boiler and space for appliances. The spacious sitting room has access from the hall and the dining area, a feature fireplace with a wood-burning stove and French doors, which open to the garden. Off the hall, there is a study, which could double as a fourth bedroom.





Upstairs, the light and airy galleried landing overlooks the entrance hall and has an airing cupboard housing the hot water cylinder. The main bedroom has a bespoke 'Sliderobes' fitted wardrobe and shelving system, as well as windows on two sides. The second bedroom overlooks the garden and also has a bespoke 'Sliderobes' fitted wardrobe system, as well as an en-suite shower room with a white suite. The third bedroom is at the rear of the property and has a Velux window. There is a family bathroom with a white suite and Velux window.

Outside, there is an attractive timber-built car port with a pitched roof, designed to house two cars. A side gate allows access to the garden, which is mainly laid to lawn and has a seating terrace adjoining the rear of the house. The garden is surrounded by fencing and there is outside lighting and a garden tap.

#### **SERVICES**

Mains water and electricity connected. Oil fired central heating. Shared drainage system.

#### **LOCAL AUTHORITY INFORMATION**

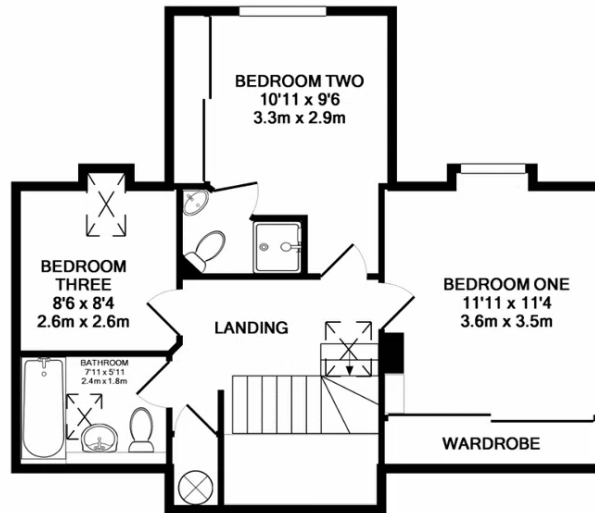
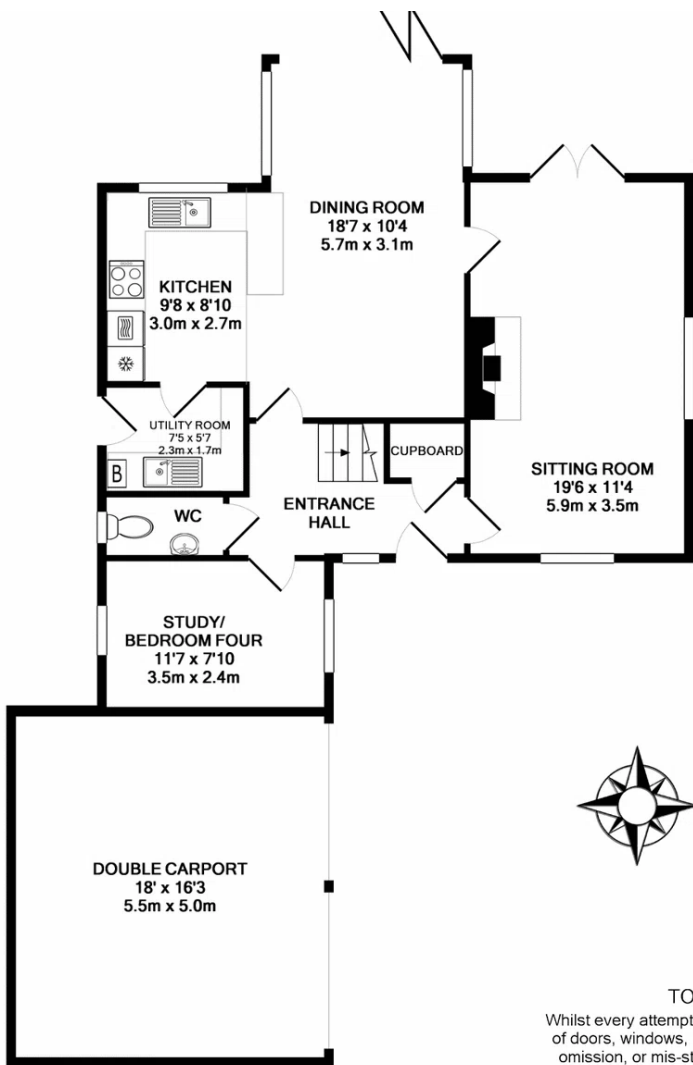
Basingstoke and Deane Borough Council Council Tax Band: F

#### **DIRECTIONS**

From Alresford, proceed north on the B3406 in the direction of Basingstoke. Continue for several miles passing through Old Alresford, Swarraton, and Brown Candover. After the small green in the centre of the village, turn right into Stenbury Drive. Farriers Close is on the right hand side, where No. 6 will be found facing you at the end.

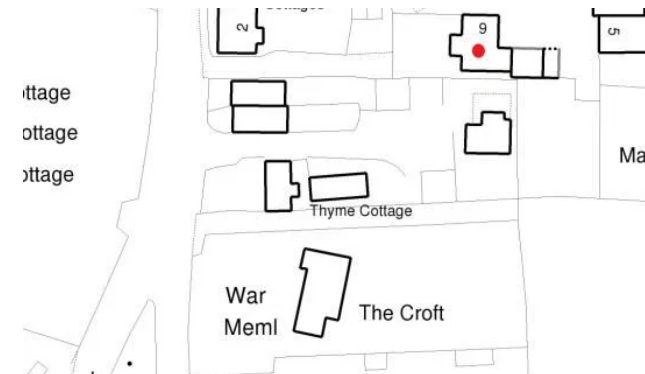
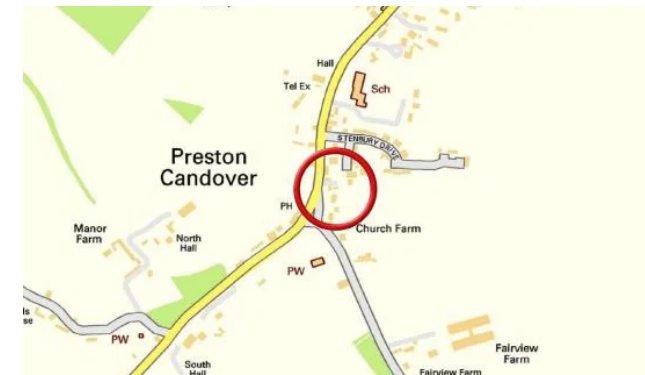
**What3words: ///shuts.duties.pounds**





TOTAL APPROX. FLOOR AREA 1557 SQ.FT. (144.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(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

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