



The Laurels , Smannell, SP11 6JW  
Guide Price £875,000



## The Laurels , Smannell, Guide Price £875,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

As you approach The Laurels a sweeping driveway leads you to the front of the property with an ornate porch canopy with part glazed door opening into the Entrance Hall with a staircase rising to the first floor. On your right you will find the Sitting Room with a feature bay window with a window seat providing views over the front garden, feature brick fireplace with a log burning stove. An archway leads you into the Dining Room which is double aspect with a pair of double glazed sliding doors leading you out to the terrace. The kitchen is found to the rear of the property with two windows providing views over open fields beyond. There is an oil fired green AGA, a good range of wall and base units with worktop over built in appliances. There is a built-in shelved cupboard and built-in larder with shelving. A glazed door opens to the Utility Room which is double aspect with a range of wall and base units with timber edged worktop over. Belfast sink with timber drainers. Floor mounted oil fired boiler with space and plumbing for a washing machine. Glazed door to garden.

The rear hall has a tiled floor with a built-in double cupboard with cupboard over. There is a door opening into the double garage and a glazed door opening to the front garden. Off the rear hall is a cloakroom with a wash hand basin and Wc. Heading upstairs the landing is bright and light with a window overlooking the front garden with an arch opening to the corridor with a built-in double airing cupboard with hot water cylinder and slatted shelving and access to the roof space.

Bedroom 1 is double aspect with a built in double wardrobe with hanging rail and shelving and single built in cupboard with shelving with cupboard at high level over. Door to En-Suite white suite of double shower cubicle, vanity unit with wash hand basin and low level wc. Brass towel rail.

Bedroom 2 Front aspect two built in double wardrobe with hanging rail and shelving and feature cast iron fireplace. Bedroom 3 Front aspect two built in double wardrobe with





The Laurels is located within the small hamlet of Smannell which boasts a Church and a primary school. The hamlet is surrounded by glorious countryside and yet is well placed for amenities with Andover being a comprehensive centre with a range of shopping, educational and leisure facilities as well as excellent rail services to Waterloo, only two miles north-east of Smannell. Alternatively, Newbury is 15 miles north and provides a service to London Paddington. The A34 and A303 roads, as well as M3 and M4 motorways are all accessible. The area offers a wide selection of well-regarded schooling (private and state), including Farleigh Preparatory School which is a short drive away. Salisbury offers Grammar schools, Godolphin, Chaffyn Grove and the Cathedral School whilst Winchester offers Peter Symonds Sixth Form College, Winchester College and St. Swithun's. Newbury and its surrounds boast Downe House, St. Gabriels, Horris Hill, Cheam, Bradfield College and Elstree. There is excellent fishing on the River Test locally and golf courses in Longstock as well as two in Andover. Polo is at Tidworth and racing at Newbury and Salisbury.





### The Laurels

Approximate Gross Internal Area = 174.30 sq m / 1876.12 sq ft  
(Excluding Outbuilding & Garage)

Outbuilding Area = 24.67 sq m / 265.54 sq ft

Garage Area = 32.77 sq m / 352.73 sq ft

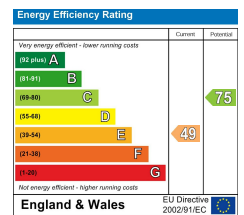
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