

Holt Lane, SP11

Approximate Gross Internal Area = 137 sq m / 1475 sq ft
Approximate Garage Internal Area = 17.9 sq m / 193 sq ft
Approximate Total Internal Area = 154.9 sq m / 1668 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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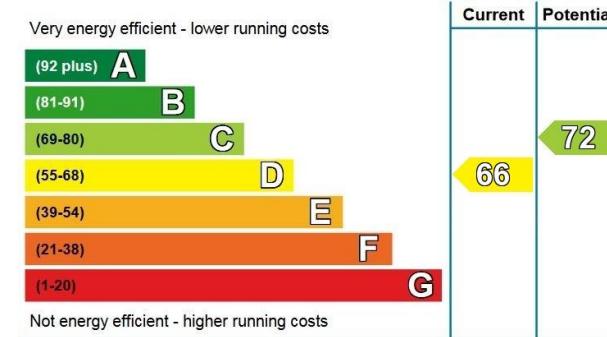


Three Oaks, Tangley

Guide Price £725,000 Freehold



Energy Efficiency Rating



- **Extended Detached Bungalow**
- **Living Room**
- **Garden Room**
- **Three Further Bedrooms**
- **Driveway Parking & Attached Garage**

- **Tranquil Rural Location**
- **Open-Plan Kitchen/Dining Room**
- **Master Bedroom Suite**
- **Family Bathroom**
- **Attractive Gardens**

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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Occupying an elevated position within a tranquil, rural setting on the edge of the village of Tangley, this beautifully presented, detached, four-bedroomed bungalow has been extended in recent years to provide spacious, light and airy accommodation throughout. The property benefits from generous driveway parking to the front of an attached garage with attractive, mature gardens to both front and rear, all with pastoral views over the surrounding countryside. The accommodation itself comprises an entrance hallway, a generous dual-aspect living room, an expansive open-plan kitchen/dining room with the open-plan theme continuing into a modern garden room, a master bedroom suite, three further bedrooms and a family bathroom.

Set back from Holt Lane, hidden by mature mixed hedging, the property frontage, aside from the driveway, is laid to lawn with mature flower and shrub borders alongside a garden fishpond. There is gated side access to both sides of the property with to one side, the path opening to form a relaxing patio seating area, itself enclosed by mature hedging and an attractive Bay Laurel forming an archway. Leading on to the rear garden, also mature and attractive with pastoral views over an adjoining paddock and including flower and shrub borders, ornamental and fruit trees around an area of lawn plus a greenhouse.

The accommodation itself is arranged with a central entrance hallway providing access to the master bedroom suite, family bathroom and bedrooms three and four located on one side of the property. Bedroom four is currently used as an office with the second bedroom across the hallway. The dual-aspect living room takes in views over the front garden with rolling open farmland and mixed woodland beyond and features a wood-burning stove recessed within an original fireplace, set on a slate-tiled hearth. At the rear of the property is the dual-aspect kitchen/dining room with access to the utility and cloakrooms. The utility room has external side access to the patio seating area, whilst to the rear, the light and airy garden room, complete with vaulted ceiling and a Velux window, is positioned to take in views across the rear garden and paddock beyond.

The property can be found on Holt Lane within the parish of Tangley, six miles north-west of Andover and within the southern edge of the North Wessex Downs National Landscape. Nearby village facilities include the church of St Thomas of Canterbury, a village hall, and The Fox Inn, as well as access to numerous public footpaths that allow exploration of the surrounding countryside. Just a mile to the north of the village is the spectacular Hippenscombe Valley with Chute Causeway, a Roman Road traversing the top of the escarpment. The location lends itself perfectly to those who might need to commute into London with a choice of available mainline stations within less than a half-hour drive (Great Bedwyn and Hungerford into Paddington in less than an hour or Andover into Waterloo in just over an hour).

