

**Greensey, Ragged Appleshaw, SP11**

Approximate Gross Internal Area = 134 sq m / 1443 sq ft  
 Approximate Outbuildings Internal Area = 32.6 sq m / 351 sq ft  
 Approximate Total Internal Area = 166.6 sq m / 1794 sq ft

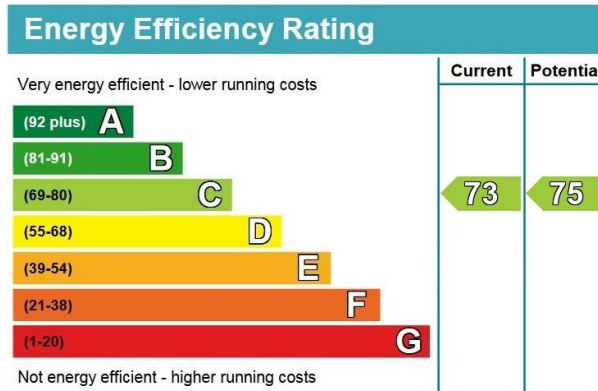


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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. Produced for Austin Hawk Ltd



**Greensey, Ragged Appleshaw**

**Guide Price £465,000 Freehold**



- Hallway
- Study & Snug
- Utility Room
- 4 Bedrooms
- Driveway Parking

- Living Room
- Kitchen/Dining Room
- Ground Floor Bathroom
- Shower Room
- Attractive Garden

**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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**ACCOMMODATION:**

This unique four bedroom property is offered for sale with no onward chain, this deceptively spacious semi-detached house is located in the rural hamlet of Ragged Appleshaw. The accommodation comprises a hallway with storage, double aspect living room, a study, snug/TV room, a kitchen/dining room with integral appliances, a utility room, family bathroom, four bedrooms and a shower room. Outside there is driveway parking and a garden to the rear with a decked seating area, workshop and outhouse.

**LOCATION:**

Appleshaw is a pretty village surrounded by rolling Hampshire hills and a network of footpaths and bridleways which are excellent for exercising dogs and children. It is extremely well located for commuting and supports a strong community which revolves around the pub, church, village hall, cricket and football clubs and a well regarded primary school. The nearby town of Andover addresses most day-to-day shopping needs, whilst Stockbridge and Marlborough combine with the Cathedral cities of Salisbury and Winchester to provide a wider range of specialist shopping, leisure facilities and cultural and sporting centres.

**ACCOMMODATION:**

Front door into:

**HALLWAY:**

Stairs to first floor with understairs storage cupboard and doors to:

**SNUG/TV ROOM:**

Large storage cupboard.

**LIVING ROOM:**

Patio doors to the garden.

**KITCHEN/DINING ROOM:**

Window to rear and side door to garden. Range of eye and base level cupboards and drawers with work surfaces over and an inset stainless steel sink with drainer. Inset induction hob with extractor over and eye level double oven. Integral dishwasher and fridge/freezer.

**UTILITY ROOM:**

Window to rear. Eye level cupboards, work surface with stainless steel sink and drainer and space and plumbing below for washing machine and tumble drier.

**BATHROOM:**

Panelled bath with shower over, vanity cupboard with wash hand basin, WC and heated towel rail.

**BEDROOM 2:**

Ground floor bedroom with a window to front and fitted shelving.

**BEDROOM 3:**

Ground floor bedroom with windows to front and side.

**FIRST FLOOR LANDING:**

Reading nook with window leading out to a roof terrace. Doors to:

**BEDROOM 1:**

Dormer windows to rear. Fitted wardrobe cupboards and eaves storage.

**BEDROOM 4:**

Dormer window to rear and eaves storage.

**SHOWER ROOM:**

Double shower cubicle, vanity unit with wash hand basin and WC.

**OUTSIDE:**

To the front there is a garden enclosed by picket fencing and hedging which is mainly laid to lawn with shrubs. A driveway offers parking for two cars and there is a path to the front door.

**REAR GARDEN:**

Decked seating area adjacent to the house with tiered planters. The remainder is laid to lawn with mature shrubs and fruit trees. There is a workshop and further two storey outhouse. Side gate access to driveway.

**TENURE & SERVICES:**

Freehold. Mains water, drainage and electricity are connected. Heating via an air source heat pump. There are solar panels which are owned by the vendor and generate an income of approximately £1000 per year.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale.

