



Andover Lane, SP11
 Approximate Gross Internal Area = 126 sq m / 1357 sq ft
 Approximate Outbuildings Internal Area = 44.7 sq m / 482 sq ft
 Approximate Total Internal Area = 170.7 sq m / 1839 sq ft
 (excludes restricted head height & carport)

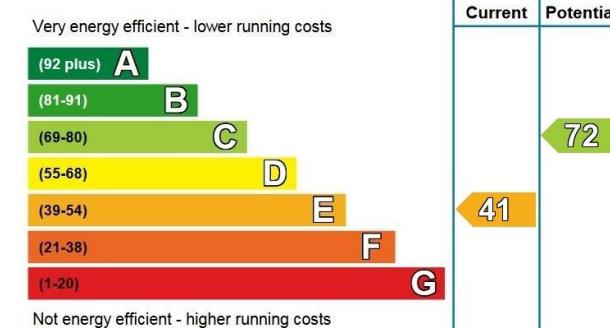


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Energy Efficiency Rating



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.



Andover Lane, Great Shoddesden

Guide Price £460,000 Freehold

- **Entrance Hall**
- **Living Room**
- **Kitchen/Dining Room**
- **3 Bedrooms**
- **Bathroom**
- **Loft Room/Office**
- **Parking & Car Port**
- **Gardens**

DESCRIPTION: Offered for sale with No Onward Chain, this characterful, semi-detached cottage occupies a rural location with views to the front over surrounding open countryside. The accommodation comprises an entrance porch, a hallway with French Oak flooring, a living room with French doors opening out to the front garden, a kitchen/dining room with a central island and an original inglenook fireplace to the dining area, a utility area with a cloakroom, three first floor bedrooms with a bathroom and a loft room/office. To the front there is generous parking leading to a double car port, whilst to the rear there is a covered dining area, games room and a store together with an outdoor seating area, artificial lawn and raised beds.

LOCATION: Great Shoddesden is a small rural hamlet in the civil parish of Kimpton, within the Test Valley district of Hampshire. It lies in picturesque countryside about 4–5 miles northwest of Andover and close to the neighbouring hamlet of Little Shoddesden. The area is characterised by agricultural land and scattered residences, with a peaceful, village-like feel. Great Shoddesden forms part of a sparsely populated rural community with the property located on Shoddesden Lane, which leads onto the nearby town of Ludgershall, just a mile away. Ludgershall offers a range of amenities, including supermarkets, a post office, newsagents, a butcher, various fast food outlets and restaurants, a church, public houses, a GP practice and pharmacy, schools catering for all age groups, plus Ludgershall Castle, which dates back to the 11th Century. The city of Salisbury and the market town of Marlborough are also nearby, along with the A303, which provides access to both London and the West Country.

ACCOMMODATION: Glazed sliding doors to PORCH with solid oak door to:

HALLWAY: Stairs to first floor with understairs storage cupboard. French oak flooring and doors to:

LIVING ROOM: Window to side and French doors to front garden.

KITCHEN/DINING ROOM: Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Matching Island with ceramic hob and further storage. Integral dishwasher and space for fridge/freezer. Open aspect to DINING AREA with window to front and original inglenook fireplace with exposed brickwork.

UTILITY AREA: Door to garden. Space and plumbing for washing machine and tumble drier. Door to:

CLOAKROOM: Window to rear. WC and wash hand basin.

FIRST FLOOR LANDING: Window to side. Loft access, stairs to loft room and French oak flooring. Doors to:

BEDROOM 1: Good sized bedroom with a window to side with far-reaching views over surrounding open countryside. Loft access.

BEDROOM 2: Good sized bedroom with a window to front also with far-reaching views across the surrounding open countryside. Chimney breast with storage recess to both sides.

BEDROOM 3: Window to rear. Door to a fitted wardrobe cupboard alongside a recess with a wall-mounted gas boiler.

BATHROOM: Window to front. Panelled bath with rainfall shower over, wash hand basin, WC and heated towel rail.

LOFT ROOM: Velux windows to the front. Power, internet ports, lighting and laminate flooring. A practical, light and airy space.

OUTSIDE: To the front there is generous gravelled parking leading to a double-width carport and an area of artificial lawn with a path to the front door.

REAR GARDEN: To the rear there is an area of artificial lawn, a seating area and raised beds. There is also a covered dining area, a games room and a garden store.

TENURE & SERVICES: Freehold. Electricity connected. Private drainage and water supply via a borehole (£70/80 p/a). Central heating and hot water via LPG gas to a gas combi boiler.

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. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

