

Mill Lane, SP11

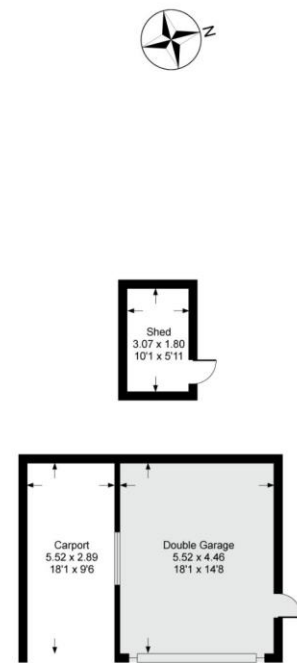
Approximate Gross Internal Area = 191 sq m / 2057 sq ft
 Approximate Garage Internal Area = 24.6 sq m / 265 sq ft
 Approximate Outbuildings Internal Area = 5.2 sq m / 57 sq ft
 Approximate Total Internal Area = 220.8 sq m / 2379 sq ft



First Floor



Ground Floor

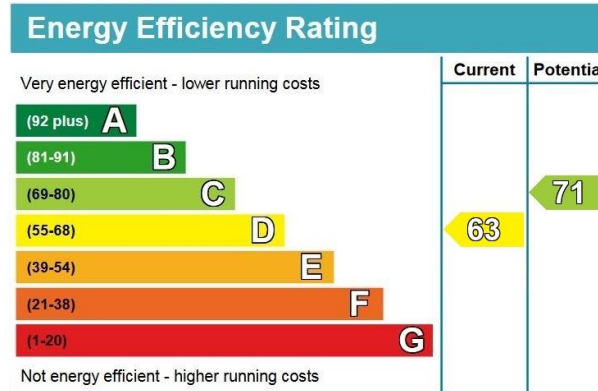


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Mill Lane, Longparish

Guide Price £775,000 Freehold



- Entrance Hall
- Kitchen & Utility
- 3 Further Bedrooms
- Generous Parking
- Good Sized Garden

- 5 Reception Rooms
- Master Bedroom Suite
- Shower Room
- Double Garage & Car Port
- No Onward Chain

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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DESCRIPTION: Offered for sale with no onward chain, this extended house which was designed by the current owners, is located in the heart of the sought after village of Longparish with views to the front towards the River Test. The spacious accommodation comprises entrance hall, cloakroom, living room, garden room, family room with open aspect to a music room/study, a dining room, kitchen and utility room. Upstairs there is a master bedroom with en ensuite bath/shower room, three further bedrooms and a shower room. To the front there is generous driveway parking leading to a detached double garage with a car port whilst to the rear there is a good sized, secluded garden.

LOCATION: Longparish is located within the heart of the northern Test Valley, five miles east of Andover and three miles southwest of Whitchurch, with excellent access to both the A303 and the A34, which provide road links in all compass directions. As its name suggests, Longparish spans a stretch of the Test Valley which encompasses five separate and individual hamlets, mainly occupying the northwestern undulating slopes of the valley with Harewood Forest to the northwest and a mixture of arable and pastoral farmland surrounding. The village benefits from two village pubs, a well-renowned primary school, a thriving village hall and a village shop, located close to the property in North Acre. Longparish offers excellent walking opportunities with the Test Way in particular making its way through the village.

ACCOMMODATION: Front door into:

ENTRANCE HALL: Stairs to first floor and doors to:

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

LIVING ROOM: Bay window to front. Fireplace with electric fire and double doors to:

GARDEN ROOM: Patio doors to the garden and parquet flooring.

FAMILY ROOM: Patio doors to the garden and bi-fold doors to:

STUDY/MUSIC ROOM: Bay window and Velux window to front. Vaulted pine clad ceiling.

DINING ROOM: Window to rear and door to:

KITCHEN: Window to side. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset ceramic hob with extractor over and eye level double oven. Space for fridge/freezer and door to **BOILER ROOM** with floor standing oil fired boiler and shelving. Door to:

UTILITY ROOM: Window to rear and side door to garden. Cupboard, shelving, space and plumbing for washing machine.

FIRST FLOOR LANDING: Window to front with views. Loft access, airing cupboard with hot water tank and shelving. Doors to:

BEDROOM 1: Window to rear. Range of fitted wardrobe cupboards and dressing table. Door to:

ENSUITE BATHROOM: Window to rear. Panelled bath with shower attachment, shower cubicle, vanity drawers with wash hand basin, WC with concealed cistern and fitted cupboard with sliding doors.

BEDROOM 2: Window to front and fitted wardrobe cupboard.

BEDROOM 3: Window to rear. Fitted wardrobe cupboards and dressing table.

BEDROOM 4: Window to rear and fitted wardrobe cupboard.

SHOWER ROOM: Window to front. Shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is generous parking and access to:

DOUBLE GARAGE: Detached double garage with automatic roller door, power, light and a car port to the side.

REAR GARDEN: Secluded garden which is mainly laid to lawn with mature flowers, shrubs and trees. There is also a shed and gated access to the front.

TENURE & SERVICES: Freehold. Mains water and electricity are connected. Private drainage and oil fired central heating to radiators.

