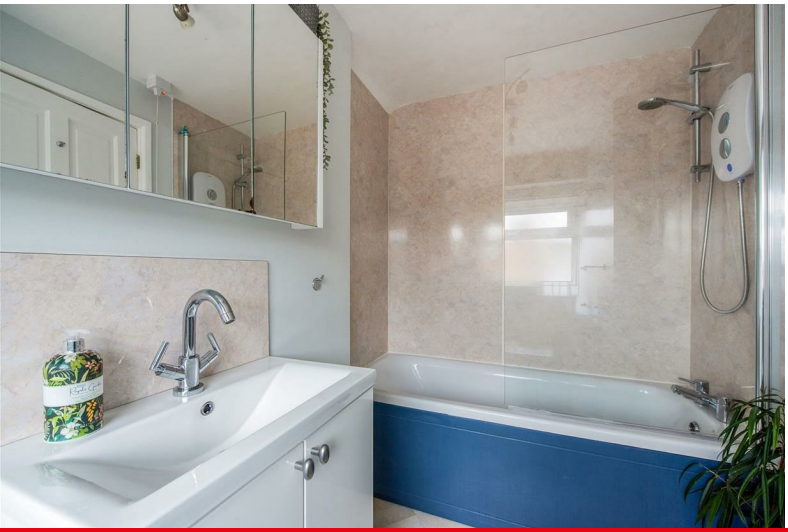
GRAHAM & Co

01264 356500
property@grahamco.co.uk
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31 Greensey, Ragged Appleshaw, Andover, SP11 9HY
Guide Price £425,000



31 Greensey, Ragged Appleshaw Andover, Guide Price £425,000

PROPERTY DESCRIPTION BY Mr Guy Sommerville

Graham & Co are delighted to offer to the market this beautifully presented three bedroom semi-detached property. This well cared for family home has been extended to the rear and now spans over 1100 square feet. The accommodation comprises a light and airy hallway with bespoke storage cupboards, a well-proportioned sitting room with handsome log burner, downstairs cloakroom, an open plan dining/family room with underfloor heating and a recess offering an ample home office/hobby area. There are beautiful views to the meadow through the French doors which open out onto a decked area and the peaceful garden, with a mature flower border providing a stunning display in spring and summer. Also sharing the view is the modern fitted kitchen designed to house full size appliances. Upstairs is home to three double bedrooms, two have lovely views over the meadows to the trees beyond. A modern family bathroom with electric shower completes the upstairs although the large loft space could provide opportunities for future conversion subject to necessary planning permissions. Outside the front garden provides an attractive setting to the house with mature flower borders and hedging providing privacy. A small vegetable plot with established strawberries, raspberries, asparagus and miniature fruit trees adjoins the driveway providing parking for multiple cars.





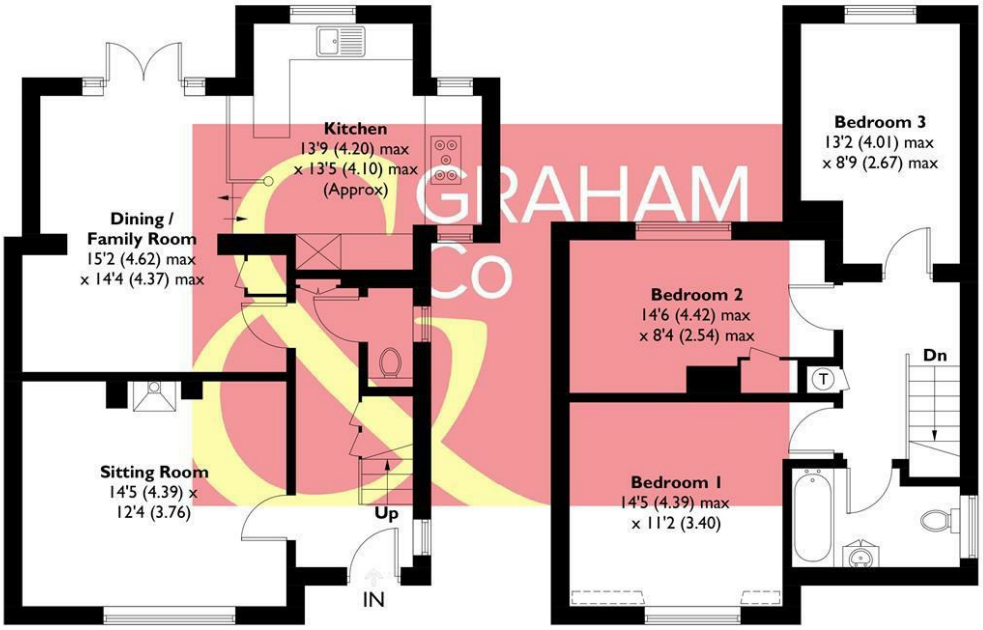


The picturesque village of Appleshaw is just five minutes from both Andover and Tidworth and only a couple of miles from the A303. This small parish lies on the Wiltshire/Hampshire border and includes the hamlets of Redenham and Ragged Appleshaw. The village itself boasts a thriving community with events through The Walnut Tree pub, village hall and St Peters Church such as Quiz Nights, community lunches, coffee mornings, Santa Dash, Christmas lights and Carols, scarecrow trail, Stay & Play toddler group, craft club, and village Cricket team. The Playing Field and play area are a wonderful public access space hosting the hugely popular annual Fete & Flower Show. The well-regarded St Peters Church of England Primary school is only a short pavement walk away. For the keen walker, runner or cyclist the village is an access point to many footpaths and byways which continue for many miles. The nearest train station can be found in Andover with services to London Waterloo in just over an hour. The public bus service runs regularly from the A342 or the popular bookable minibus service will collect/drop from the start of the cul-de-sac.



APPROXIMATE GROSS INTERNAL AREA = 1145 SQ FT / 106.4 SQ M
SHEDS = 59 SQ FT / 5.5 SQ M
TOTAL = 1204 SQ FT / 111.9 SQ M

= Reduced headroom below 1.5m / 5'0



GROUND FLOOR
636 SQ FT / 59.1 SQ M

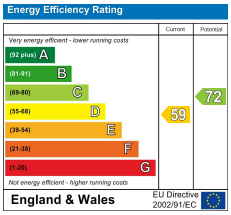
FIRST FLOOR
509 SQ FT / 47.3 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1270264)
Produced for Graham & Co

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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