

Abbotts Hill Lodge, Little Ann Road, Andover, Hampshire, SP11 7SN



We are proud to present

Abbotts Hill Lodge

Little Ann Road, Andover, Hampshire, SP11 7SN

An unlisted, fine late Victorian lodge house, extended to offer some 1,800 square feet, with lovely characterful features, off road parking, garden, garden studio and a garage located in the highly sought after village of Little Ann.

- Highly Sought After Location
 - Within 0.5 Miles of Post Office and Shop
- 3 Double Bedrooms and Large Dressing Room
 - Family Bathroom
 - 3 Reception Rooms
- Garage (Currently a Professional Kitchen)
 - Ample Parking and Turning Space
 - Front and Back Gardens
 - Garden Studio
 - Space for En-Suite





The Property

Abbotts Hill Lodge was built circa 1903 as a lodge to Abbotts Hill House and has been in the same ownership since 1980. Over the years, the owners have thoughtfully extended and adapted the property, creating a comfortable and versatile family home while retaining many of the charming features of the original lodge.

The house retains a wealth of period character, including attractive original floorboards and tiled flooring, covered porches, bay windows, original doors and fireplaces.

On the ground floor, the double-aspect sitting room features a period fireplace, whilst light floods into the music room from the attractive French doors. At the heart of the home is a welcoming family room, with the kitchen and snug/dining room leading from it to create a sociable and practical arrangement. A useful utility room lies off the kitchen, together with a cloakroom, completing the accommodation on this level.

Upstairs, there are two generous double bedrooms, a good-sized single bedroom, all served by a large family bathroom. The principal bedroom is approached through a versatile additional room, currently used as an office and crafts room, but equally suited to becoming a spacious dressing room or nursery.

Both rooms are particularly light and airy, enjoying a pleasant south-westerly aspect to the front. There is also ample scope to create an en-suite bathroom above the existing cloakroom, offering further potential to enhance the accommodation.

Abbotts Hill Lodge combines the charm and character of an early 20th-century lodge with the flexibility and comfort required of a modern family home.

Outside

To the front of the property, a spacious driveway provides ample parking for several cars, with additional room to turn off-road.

A secluded pea shingle seating area lies just outside the dining room, enclosed by mature hedging to create a private and peaceful spot for outdoor entertaining or relaxing.

Pedestrian access from the driveway leads to the detached garage and studio situated to the rear of the house. The garage has been thoughtfully converted into a professional kitchen, offering an excellent additional facility, although it could easily be adapted for a variety of other uses to suit individual requirements.

Attached to the garage is a large, light-filled studio/garden room, providing a versatile and attractive space that would be ideal for entertaining, working from home, pursuing hobbies or simply relaxing.

The garden is enclosed by established hedging, creating a sense of privacy and seclusion, and is complemented by a selection of attractive specimen trees, including a magnificent Honey Locust.





Location

Abbotts Hill Lodge is situated within the Conservation Area of the popular and vibrant Test Valley village of Little Ann. The property is approximately half a mile from the centre of Abbotts Ann, which offers an excellent village shop and post office, as well as the village hall, church and the Eagle Inn.

Just a short drive away, Stockbridge provides a wider range of amenities, including boutique shops, cafés, pubs and restaurants. Andover is also within easy reach, offering extensive shopping, leisure and everyday facilities, together with direct trains to London Waterloo in approximately 70 minutes.

The cathedral cities of Winchester and Salisbury are both within a 30-minute drive and offer an excellent choice of shopping, leisure activities, cultural attractions and restaurants.

The property is ideally positioned for access to the wider region, with the A303 and A34 providing convenient road links towards the South West and the Midlands respectively.

For families, Abbotts Ann has a well-regarded primary school, while there is a wide choice of secondary schools in Andover, Salisbury and Winchester. The highly regarded Farleigh School is also just one mile away.



Additional Information

What 3 Words: Mouse.scores.drill

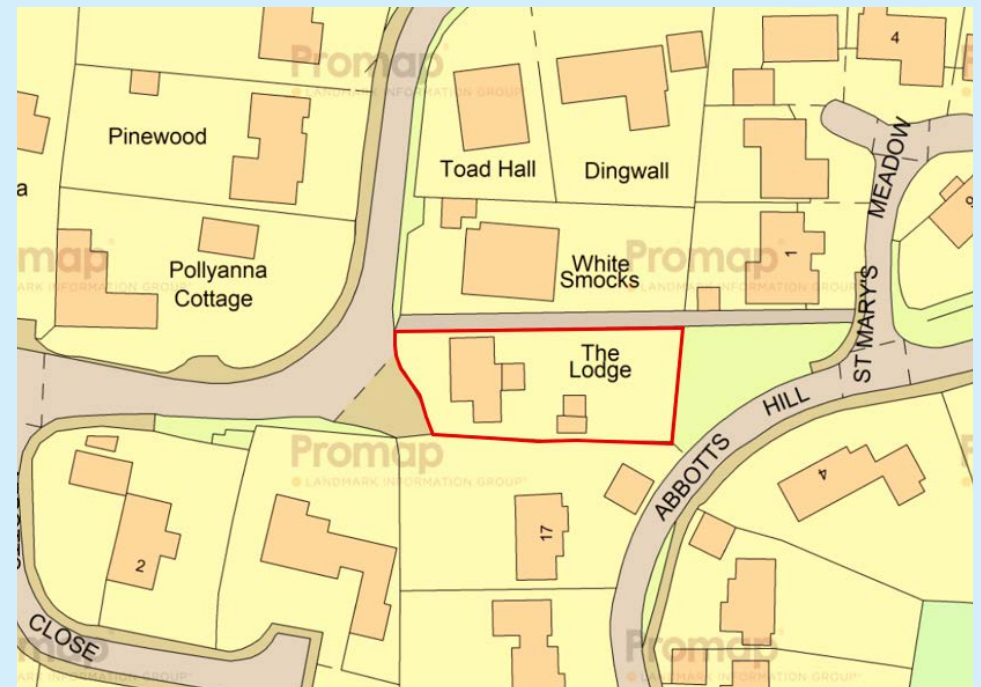
Services: Mains water, drainage and electricity connected, oil powered central heating. Ofcom suggests broadband speeds of up to 1,800 Mbps are available and that all major mobile networks should have good coverage outside.

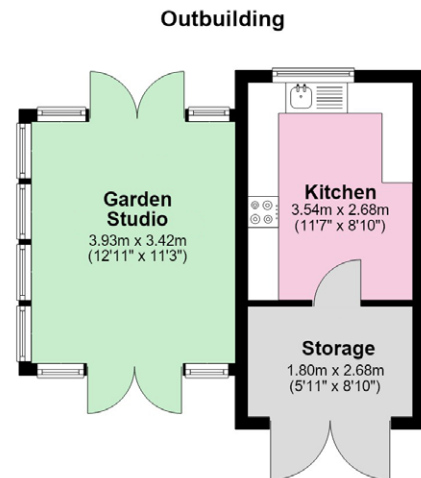
Tenure: Freehold

Council Tax Band: E

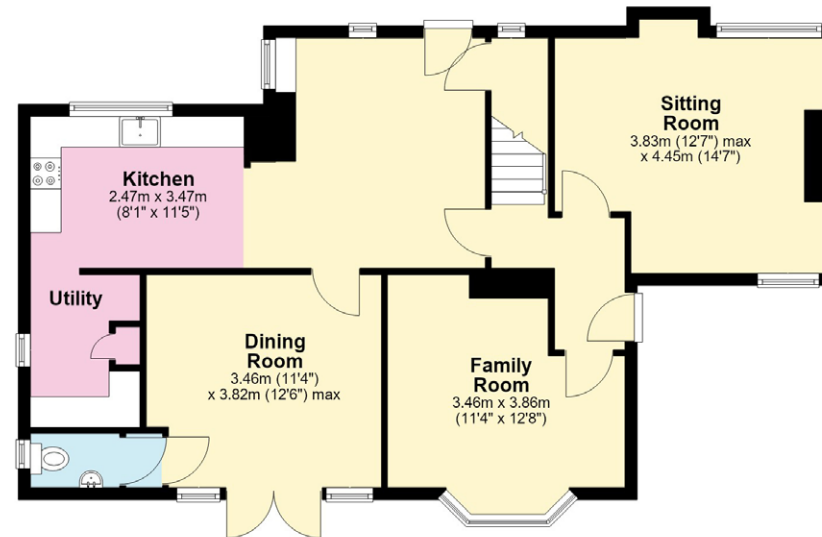
EPC Rating: E (39)

Square Footage: 1,879

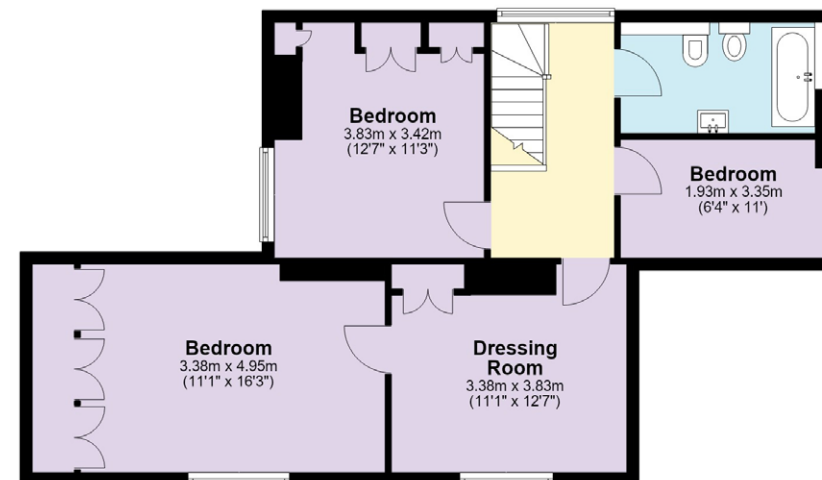




Ground Floor



First Floor



Total area: approx. 174.5 sq. metres (1878.6 sq. feet)

COPYRIGHT CLEARPLANZ

Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.
Measured and drawn to RICS guidelines



Contact

Call: 01264 810 400

Email: stockbridgeresidential@myddeltonmajor.co.uk

Click: myddeltonmajor.co.uk

Visit: 2 Clarendon Terrace, High Street, Stockbridge, Hampshire, SO20 6EY