



1 The Pennings Salisbury Road, Abbots Ann, Andover, SP11  
7NX  
Asking Price £538,000



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## PROPERTY DESCRIPTION BY Mr Nick King

An exceptional newly built four-bedroom home, designed and finished to an outstanding specification, with delightful rural views on the edge of the beautiful village of Abbots Ann. This beautifully crafted home has been thoughtfully designed, combining timeless architectural detailing with contemporary interiors to create a stylish and highly individual family residence. Constructed with handmade imperial brick and elegant rendered elevations beneath a traditional clay tiled roof, the property is complemented by an impressive arched garage and entrance, creating an attractive and distinctive façade.

Designed with both sustainability and comfort in mind, the home benefits from high-performance double glazing, an energy-efficient air source heat pump and underfloor heating to the ground floor, ensuring economical and environmentally conscious living throughout.

The welcoming entrance hall, finished with elegant porcelain tiling, leads into the impressive open-plan kitchen, dining and living space—the true heart of the home. This superb entertaining area features bespoke oak-framed bi-fold doors opening onto the rear garden, seamlessly connecting indoor and outdoor living.

The contemporary navy kitchen has been expertly appointed with premium stone worktops and an excellent range of integrated appliances, including twin ovens, an induction hob with extractor, integrated dishwasher and a one-and-a-half bowl stainless steel sink. A separate utility room provides additional storage, dedicated laundry space and internal access to both the garden and the integral garage, while a beautifully finished cloakroom completes the ground floor.

A bespoke oak staircase rises to the first floor, where a spacious landing serves four versatile rooms. The principal bedroom offers fitted wardrobes and a beautifully appointed en-suite shower room. Three further generous double bedrooms enjoy attractive views across the surrounding countryside. The family bathroom has been finished to an exceptional





The picturesque village of Abbots Ann is approximately two miles to the west of Andover and benefits from two public houses, a primary school, church and village shop/post office. Andover offers a range of shopping, educational and recreational facilities include a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct line to London's Waterloo in just over an hour, whilst the nearby A303 offers good road access to both London and the west country.





**APPROXIMATE GROSS INTERNAL AREA = 1641 SQ FT / 152.5 SQ M  
(INCLUDING GARAGE)**



**GROUND FLOOR**  
**865 SQ FT / 80.4 SQ M**  
**(INCLUDING GARAGE)**

**FIRST FLOOR**  
**776 SQ FT / 72.1 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 (ID1315070)

**Produced for Graham & Co**

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| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| A (92-100)                                  | 100       |
| B (81-91)                                   | 86        |
| C (69-80)                                   |           |
| D (55-68)                                   |           |
| E (39-54)                                   |           |
| F (21-38)                                   |           |
| G (1-20)                                    |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

**Tax Band: E**



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