

Myrtle Villas Broad Road, Monxton, Andover, SP11 8AT  
Asking Price £575,000



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### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Occupying an enviable position within the desirable Hampshire village of Monxton and enjoying uninterrupted views across open farmland to the rear, this attractive three-bedroom semi-detached home has been thoughtfully extended and beautifully remodelled by the current owners to create a stylish and practical family home. The heart of the property is undoubtedly the impressive open-plan kitchen, dining and family room. Designed with modern living in mind, this exceptional space enjoys a dual aspect with windows to both the front and rear, flooding the room with natural light, whilst large tri-fold doors frame the countryside beyond and provide a seamless connection to the garden. The kitchen is fitted with an extensive range of warm grey shaker-style eye and base level units complemented by Corian work surfaces and a matching central island incorporating additional storage and seating space. Integrated appliances, feature pendant light point above the island and recessed ceiling spotlights complete the contemporary finish. The room offers ample space for both dining and relaxed family living, making it an ideal space for entertaining and everyday life alike. Adjacent to the kitchen is a utility room providing additional storage, space and plumbing for a washing machine and tumble dryer and side door giving convenient access to the outside. A separate sitting room provides a cosy retreat and benefits from a large window overlooking the front garden. The first floor offers three well-proportioned bedrooms. The principal bedroom enjoys the added luxury of a dedicated dressing area together with a beautifully appointed en-suite shower room featuring a large walk-in shower, contemporary vanity unit with integrated wash basin and storage drawers, WC, stylish vertical metro tiling and elegant brushed brass fittings. The remaining bedrooms are served by a superbly refitted family bathroom finished in a complementary style, incorporating a panel enclosed bath, vanity wash basin unit, WC and attractive green metro tile splashbacks and surrounds. Outside, the rear garden is of a manageable size yet feels wonderfully open thanks to its direct outlook across the neighbouring farmland. A paved and gravelled seating area provides the perfect place to enjoy the peaceful surroundings and far-reaching rural views. To the front, the property is approached via a good-sized garden and driveway providing ample off-road parking for several vehicles, all set back from the village road.





Monxton is a highly regarded Hampshire village surrounded by beautiful rolling countryside, offering a peaceful rural setting whilst remaining conveniently positioned for access to Andover, Stockbridge and the A303. The village enjoys a strong sense of community and is ideally placed for those seeking a countryside lifestyle with excellent connectivity.

A particular attraction is the neighbouring village of Amport, which is just a short stroll away via quiet village lanes and footpaths. Amport offers a highly regarded village primary school and the popular Hawk Inn, a renowned country pub well known for its excellent food, welcoming atmosphere and attractive riverside setting.

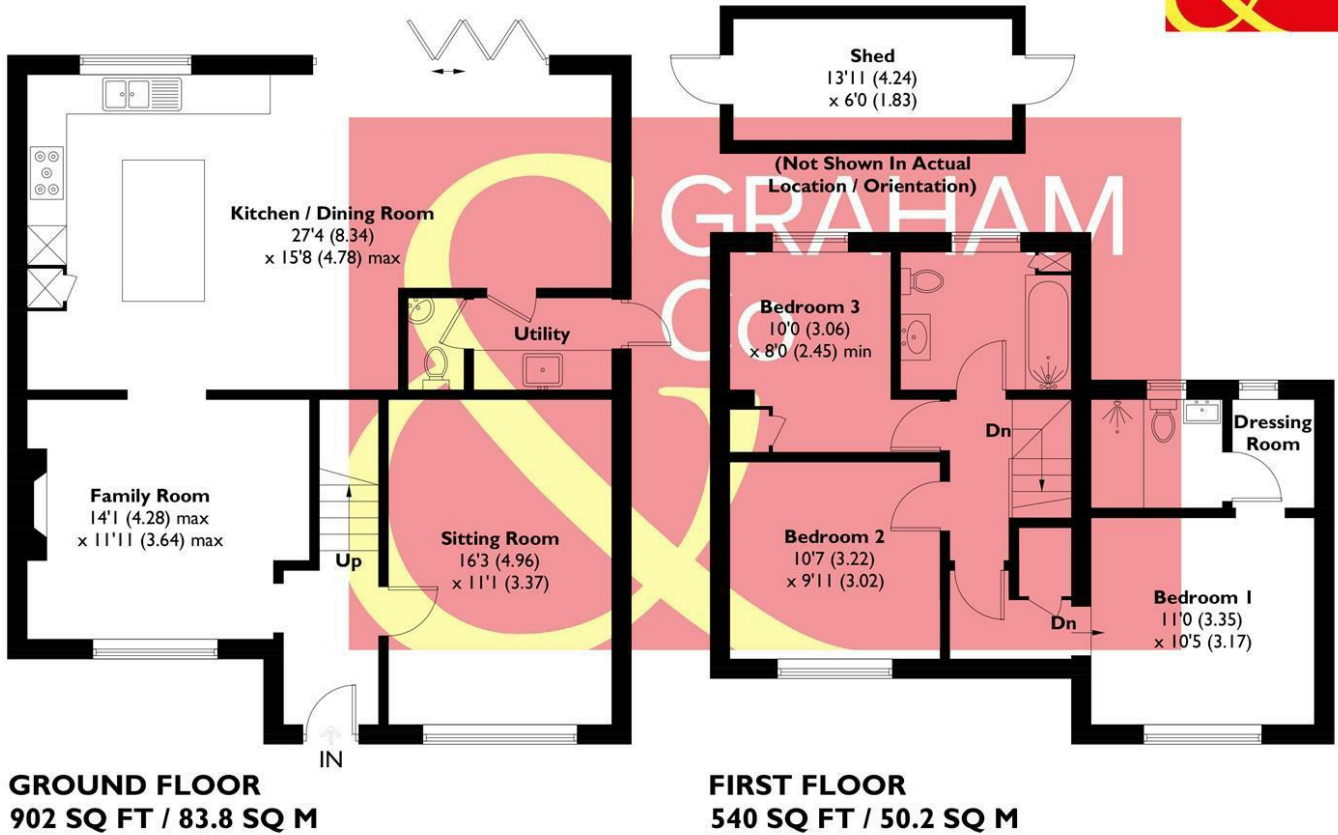
The surrounding area provides an abundance of walking, cycling and outdoor pursuits, with the nearby Test Valley renowned for its picturesque landscapes and chalk stream fishing. A wider range of shopping, leisure and educational facilities can be found in Andover and Stockbridge, whilst mainline rail services from Andover provide direct links to London Waterloo.

This combination of village charm, countryside surroundings and excellent local amenities makes Monxton and Amport two of the area's most desirable village communities.





**APPROXIMATE GROSS INTERNAL AREA = 1442 SQ FT / 134.0 SQ M**  
**SHED = 85 SQ FT / 7.9 SQ M**  
**TOTAL = 1527 SQ FT / 141.9 SQ M**



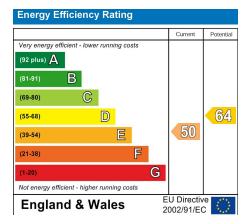
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID 1306384)  
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