



Longpath Cattle Lane, Abbots Ann, Andover, SP11 7DS
Asking Price £735,000



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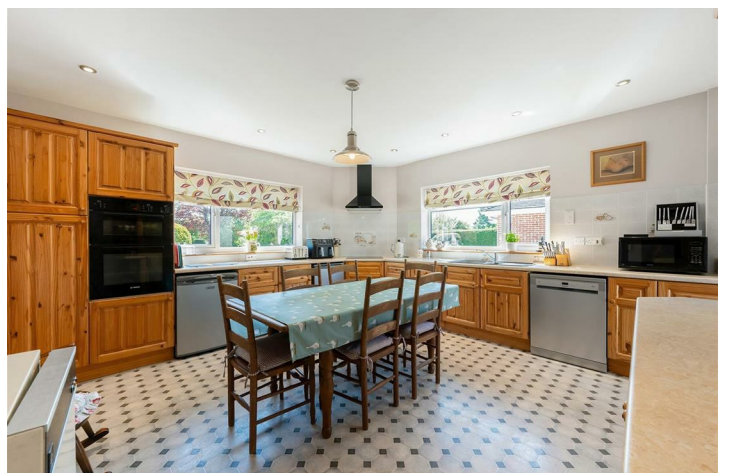
PROPERTY DESCRIPTION BY Mr Guy Sommerville

Occupying an impressive plot in a desirable setting, this attractive four-bedroom detached chalet-style residence offers spacious and flexible accommodation, ideal for modern family living.

The property is approached via a substantial gravel driveway providing ample off-road parking and access to a detached large garage. The front elevation is well presented with mature planting, creating a welcoming first impression.

Internally, the home offers well-balanced accommodation. The generous living room is bright and inviting, with a feature fireplace and large windows overlooking the garden, creating a comfortable space for relaxation. The kitchen/breakfast room is well-proportioned and fitted with a range of units, offering plenty of workspace and room for dining, while a separate utility room adds practicality.

There are multiple ground floor bedrooms, providing flexibility for family living or multi-generational use, alongside a family bathroom. The dining room offers an additional reception space, perfect for entertaining or formal dining.



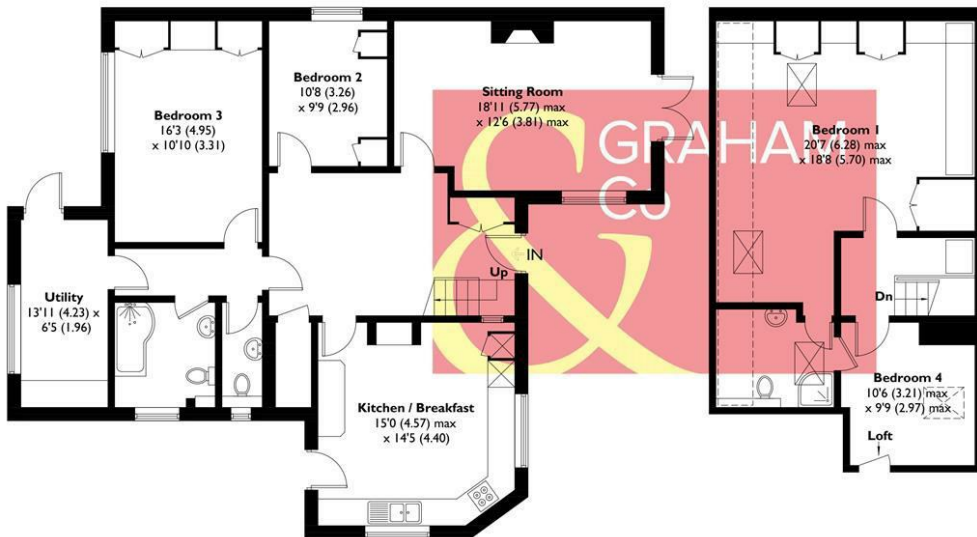


Abbotts Ann has a public house, church, primary school, award winning community post office and store and nearby garden centre. Andover, approximately three miles away, provides a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station with fast services to London (Waterloo in just over one hour). There is also a main line railway station at Grateley, approximately five minutes drive away. The A303 is close at hand allowing convenient access to London and the West Country. The cathedral cities of Winchester and Salisbury are both within about twenty minutes drive.





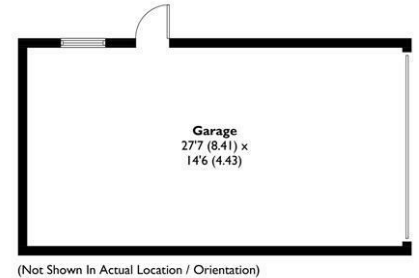
APPROXIMATE GROSS INTERNAL AREA = 1760 SQ FT / 163.5 SQ M
OUTBUILDINGS = 498 SQ FT / 46.3 SQ M
(INCLUDING GARAGE)
TOTAL = 2258 SQ FT / 209.8 SQ M



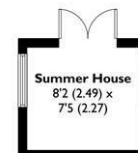
GROUND FLOOR
1181 SQ FT / 109.7 SQ M



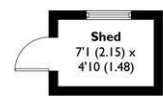
FIRST FLOOR
579 SQ FT / 53.8 SQ M



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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 (ID1295824)
Produced for Graham & Co

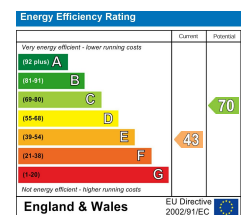
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

