



The New Beeches Sarson Lane, Ampport, Andover, SP11 8AA
Price Guide £799,500



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

One of two substantial individual dwellings set well back from Sarson Lane, enjoying a tucked away position within the picturesque and sought after village of Amport, Graham and Co are delighted to bring to market this stunning detached family home which is offered for sale with NO CHAIN. The property is well proportioned and practically laid out benefiting from a large living room with a wide bay window overlooking the main garden, an impressive kitchen/breakfast room with island, a family room/snug and a separate dining room. To the first floor there is a family bathroom, five bedrooms, two of which have en-suite shower rooms. Outside, the property is accessed off a village lane onto a tarmac drive which leads to a large shingled courtyard that extends in front of the two properties. Gates to either side of the property give access to the rear garden which is enclosed by mature hedging and is laid to lawn with well stocked flower beds. The house also has private parking and a double garage.



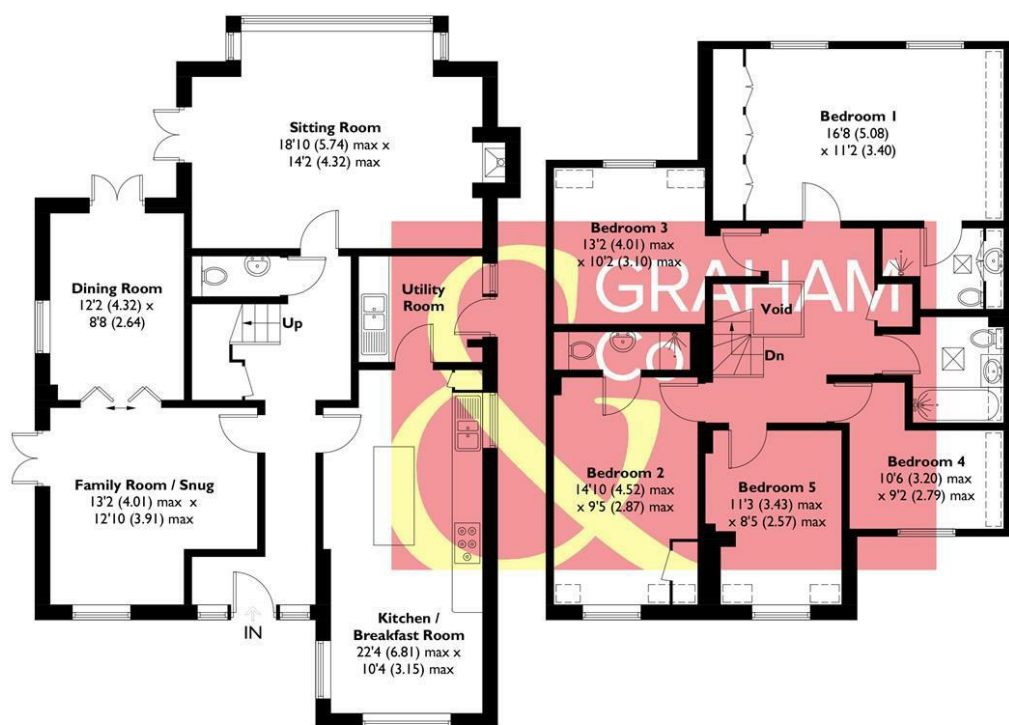


The village of Ampport has an excellent primary school and 'Farleigh School, a leading co-educational school is close by. Ampport boasts the popular 'Hawk Inn' and the renowned Hawk Conservancy, and is conveniently situated for the A303 providing access to the West Country and London via the M3. The mainline railway link to London is via Grateley station which is a 6 minute drive away (Waterloo in 75 mins) as well as Andover (Waterloo in just over the hour). A village shop and post office can be found in the adjacent village of Abbots Ann and the popular Hillier Garden Centre in the nearby village of Weyhill. Additionally, a comprehensive range of leisure, entertainment and shopping facilities can be found in the nearby towns and cities of Stockbridge, Winchester, Salisbury and Andover.

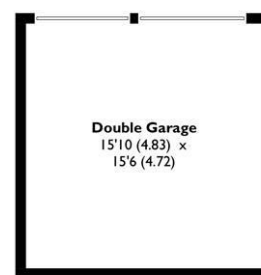




APPROXIMATE GROSS INTERNAL AREA = 1901 SQ FT / 176.6 SQ M
DOUBLE GARAGE / BIN STORES = 257 SQ FT / 23.9 SQ M
TOTAL = 2158 SQ FT / 200.5 SQ M
(EXCLUDING LOG STORE / VOID)



(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 (ID1301158)

Produced for Graham & Co

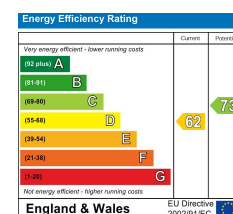
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