

# EASTOVER FARMHOUSE

Abbotts Ann, Andover, Hampshire, SP11 7BT

BCM Wilson Hill

# Eastover Farmhouse

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## £2,950 Per Month

A generous detached four-bedroom family home, presented to a high standard throughout and offering bright, spacious accommodation with attractive rural views.

### THE PROPERTY

Eastover Farmhouse is a substantial detached family home offering bright, spacious accommodation throughout. Recently redecorated and recarpeted, the property is presented in excellent condition and enjoys attractive views over the surrounding countryside.

The front door opens into a large and welcoming entrance hall, from which the principal reception rooms are accessed. The sitting room is particularly impressive, being both spacious and light-filled, with a working fireplace and bi-fold doors opening onto the garden and taking full advantage of the views to the rear. The dining room provides a more intimate entertaining space and also enjoys delightful views across the garden and paddock beyond.

The well-appointed kitchen/breakfast room is generously proportioned and features tiled flooring, an extensive range of fitted units, and a stable door leading directly to the garden. Completing the ground floor is a large utility and boot room, which in turn leads through to the study.

Upstairs, a spacious landing provides an ideal reading area or additional study space. All four bedrooms are comfortable doubles. The principal bedroom benefits from built-in storage and an en suite shower room. Bedrooms two and three are bright and well-proportioned, with bedroom two also featuring built-in cupboards. Bedroom four is another generous double bedroom with built-in storage. A family bathroom with both bath and separate shower serves the remaining bedrooms.

Outside, Eastover Farmhouse is approached via a large gravel driveway providing ample parking, together with a detached double garage. The rear garden wraps around the house and is predominantly laid to lawn, complemented by a terrace beneath a pergola, creating an ideal space for outdoor dining and entertaining. Bordered by post-and-rail fencing, the garden enjoys a wonderful outlook across the adjoining paddock and surrounding countryside.

Please note: The paddock beyond the garden may be available by separate negotiation. Interested parties should contact the agent for further details.



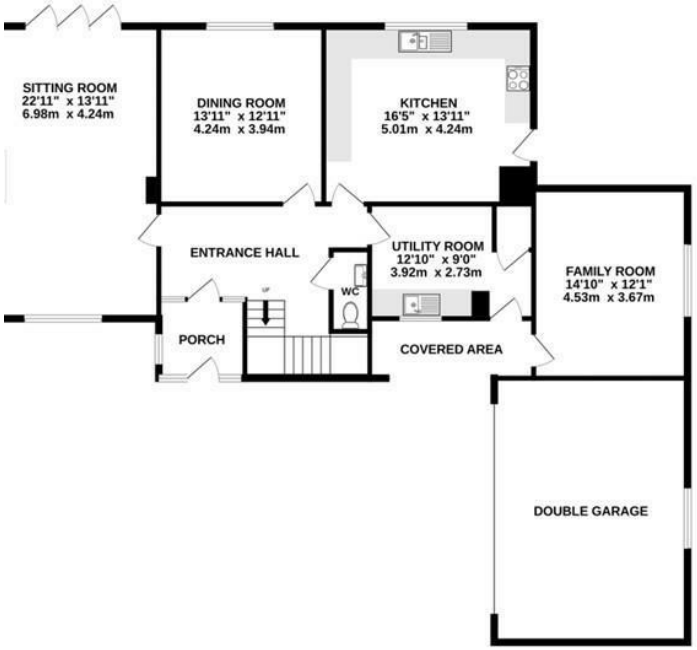




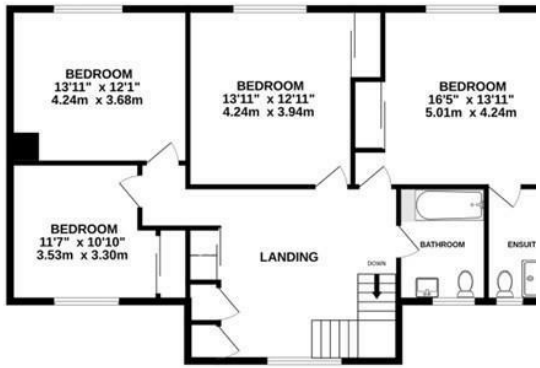




GROUND FLOOR
1601 sq.ft. (148.7 sq.m.) approx.




1ST FLOOR
1063 sq.ft. (98.7 sq.m.) approx.




TOTAL FLOOR AREA : 2664 sq.ft. (247.5 sq.m.) approx.

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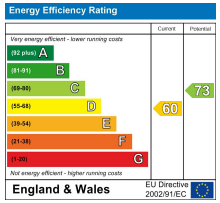


Eastover Farmhouse occupies a convenient rural position close to the sought-after village of Abbotts Ann and within easy reach of the renowned Farleigh School. Abbotts Ann offers a range of everyday amenities, including a public house, village shop, and primary school. The nearby town of Andover provides a wider selection of shopping, leisure and educational facilities, together with a mainline railway station offering direct services to London Waterloo. The A303 is also readily accessible, providing excellent road connections to London, the South West and surrounding centres.

## ADDITIONAL INFORMATION

### Services
Oil fired central heating
Mains water and electricity
Private drainage £20.00 per month
Good mobile phone coverage (Ofcom)
Full Fibre Broadband available (Openreach)

### EPC
D60

### Local Authority
Test Valley Borough Council
Band F

### Deposit
Holding deposit - £680
Security deposit -£3,403

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