

Blandings  
Woodhouse  
Andover





A fantastic four bedroom detached property offering versatile accommodation, set in a rural position and accessed by a quiet country lane.

Blandings, Woodhouse, Andover,  
Hants, SP11 6JH

Guide Price:  
£850,000



- Lovely Views
- Light and Versatile Accommodation
- Countryside Setting
- Potential to Create Annex
- No Onward Chain
- 2 Principal Bedroom suites
- Two Further Bedrooms
- 3 Reception Rooms
- South-West Facing Garden of 0.4 acres
- Double Garage and Plenty of Parking

## The Property

Approached down a country lane (which becomes a footpath), Blandings is a four bedroom detached chalet style property of traditional construction, which has been extended sympathetically over the years to provide versatile and spacious accommodation with excellent connectivity to the garden.

From the impressively spacious hallway, the drawing room, dining room and kitchen/ breakfast room are accessed as well as three of the bedrooms (one ensuite), bathroom and utility. The hallway is large enough for a study area to one end and has storage cupboards for coats.

The kitchen/breakfast room has a good range of wall and floor units, with plenty of space for white goods, windows to the front make it lovely and light and an external door provides access to the side of the property. From the breakfast area, a doorway leads into the sitting room, which in turn leads to the conservatory. These spaces could quite easily be amalgamated if required.

The drawing room is a well proportioned space with a wood burner and double doors to the dining room as well as an archway to the sitting room, so that the three rooms can be open for entertaining or closed for day to day living. All three rooms have French windows out on to the terrace. One of the bedrooms has French windows to the terrace too, which makes it a versatile room allowing various uses, while the other two are conveniently set apart the other side of the hallway with the utility room and the bathroom. The principle bedroom is a particularly impressive space, being double aspect and offering an en-suite shower and bathroom and excellent dressing area. This offers great potential for an annex for multigenerational living or income generation.

Back in the hall, an impressive feature staircase takes you to the first floor, where there is a large double bedroom with an en-suite bath room with separate shower and a walk-in wardrobe. There are super views from this room to the north-west across farmland. The landing space is generous and offers plenty of space for a second study area.

### Tenure

Freehold

### EPC Rating

D (63)

### Outgoings

Council Tax Band: G

### Size

3,528 sqft (total)





View to North West



## Outside

One of the features of Blandings is its connectivity to the garden, which is private and borders farmland. It has been landscaped, so that whilst it is predominantly lawned, there is mature hedging, a feature pond and a sunny terrace to sit out on and enjoy the surroundings. The driveway to the front of the property enables plenty of offroad parking and access to the double garage. The front garden is well stocked with shrubs and features a lovely weeping willow tree.

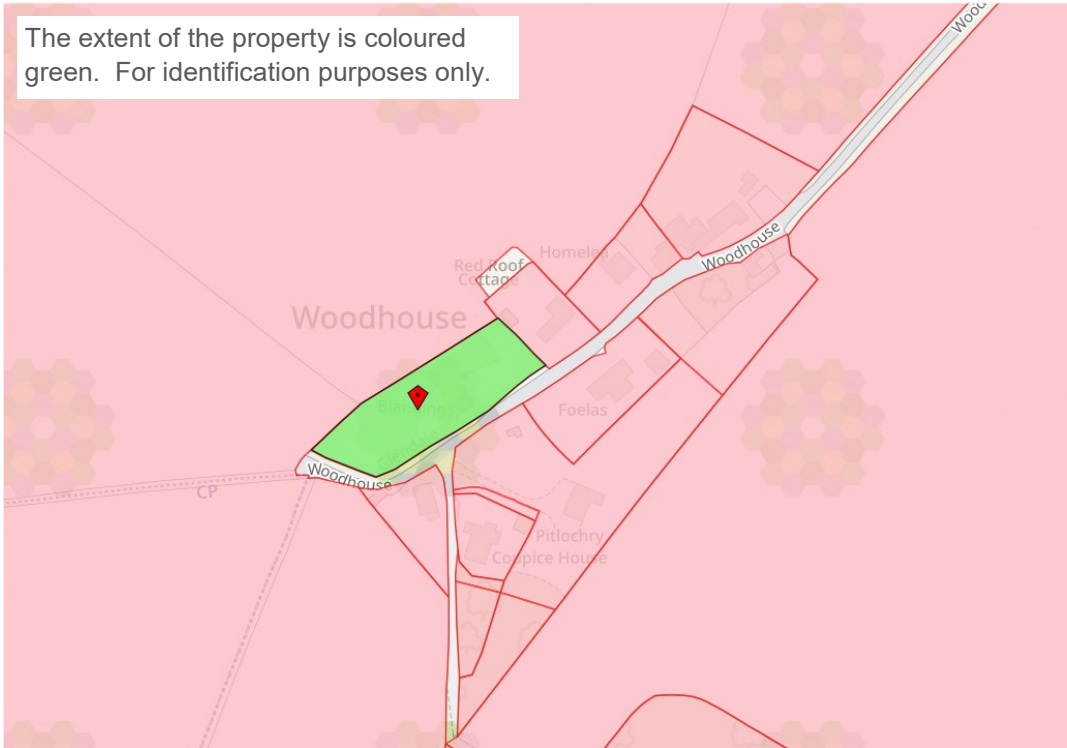
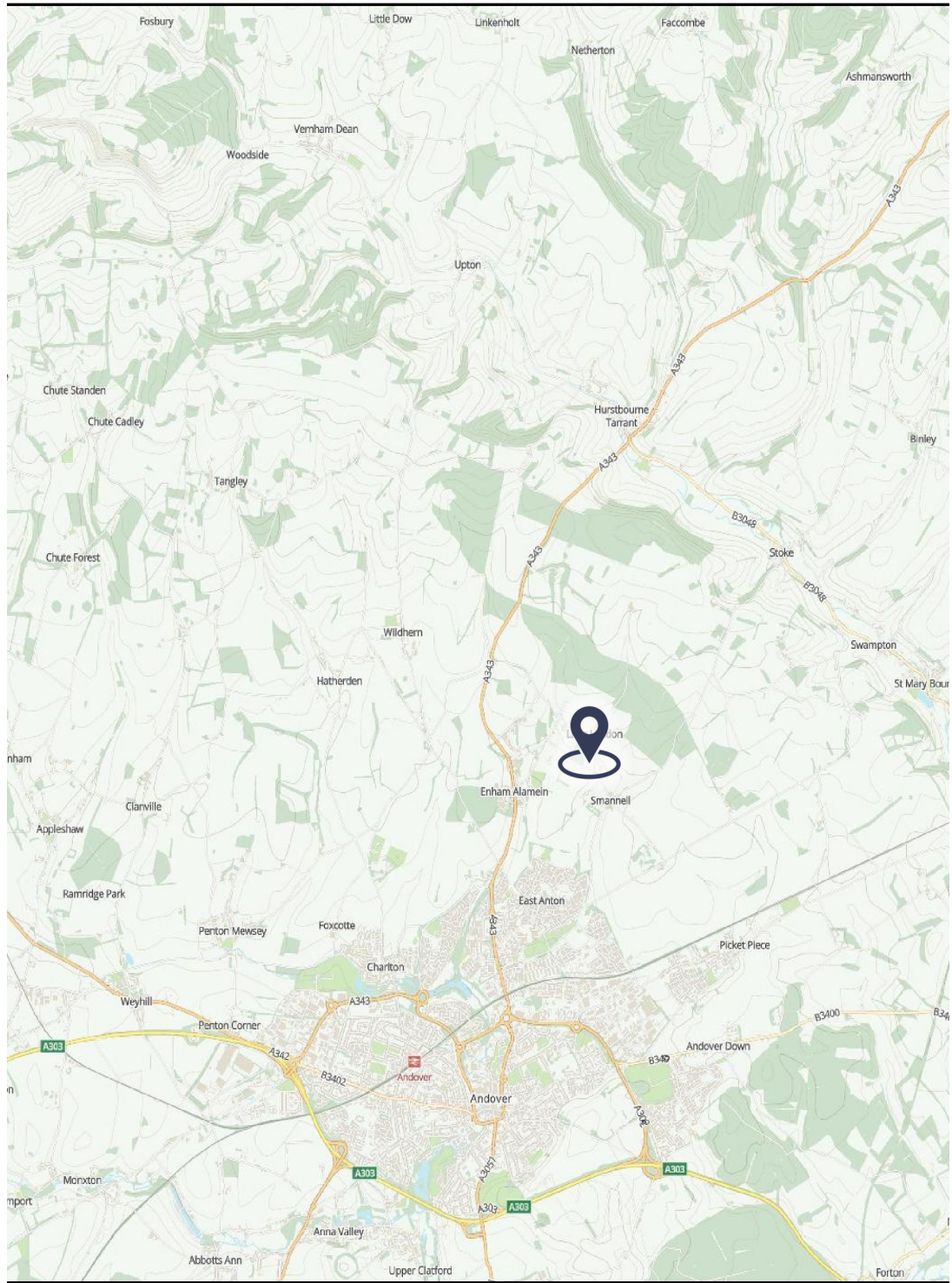
## Location

Blandings is situated in the hamlet of Woodhouse which is within the parish and village of Smannell located on the fringe of the North Hampshire Downs and three miles to the north-east of Andover. The surrounding countryside is particularly well-known for its natural beauty, sporting facilities, walks and rides. The village has a church, a primary school and a public house, while Andover provides an excellent range of services together with trains to Waterloo in just over the hour. Other towns and cities within commuting distance include Newbury (15 miles), Winchester (20 miles) and Salisbury (23 miles) which are all major business centres. The A303/M3 and A34 provide access to the national motorway network and Heathrow Airport. The area is renowned for a number of highly regarded independent schools such as Farleigh Prep School nearby at Red Rice and Rookwood in Andover. There are also a number of good state primary and secondary schools in the area.

**Andover 3 miles • Newbury 15 miles •  
Winchester 20 miles • Salisbury 23 miles**

## Services

Mains water and electricity, oil central heating and private drainage. Solar panels and solar hot water. Ofcom suggests broadband speeds of up to 1,800 Mbps and that most major mobile networks will have good connectivity in the area.





Ground Floor



First Floor



Total area: approx. 327.7 sq. metres (3527.8 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Where applicable, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines.



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