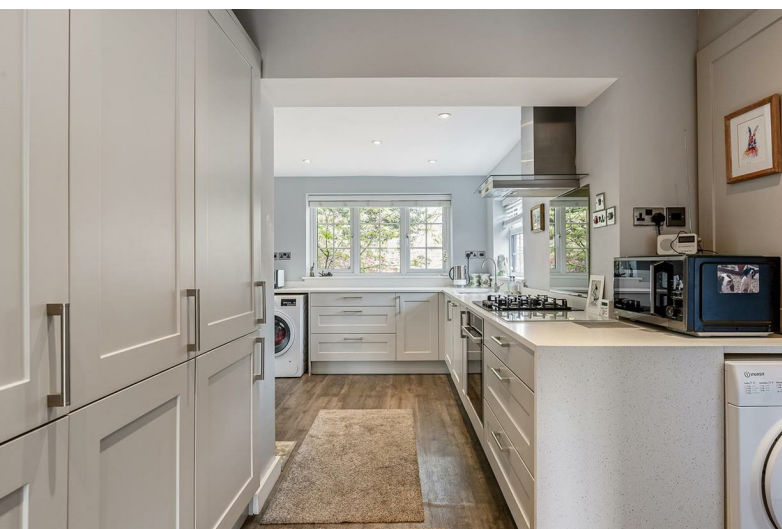




10 Manor Close, Abbots Ann, Andover, SP11 7BJ
Guide Price £575,000



10 Manor Close, Abbots Ann Andover, Guide Price £575,000

PROPERTY DESCRIPTION BY Mr Guy Sommerville

This spacious and well-presented detached family home offers versatile and thoughtfully arranged accommodation, ideally suited to modern living. Set within a quiet residential position, the property enjoys a generous frontage with ample driveway parking and a smart, welcoming appearance.

Upon entering, you are greeted by a central hallway which provides access to the principal ground floor rooms. The sitting room is a particularly impressive space, filled with natural light and offering a comfortable setting for both everyday living and entertaining, with direct access out to the rear garden creating a seamless indoor-outdoor flow. The separate dining room provides an additional reception area, ideal for family meals or hosting, and enjoys a pleasant outlook.

The kitchen is well-positioned and offers a practical layout with a range of storage and worktop space, complemented by further built-in storage throughout the home, making it particularly functional for day-to-day living. A useful downstairs cloakroom adds further convenience. The former garage has been converted to create kennels/bedroom four, offering excellent flexibility for a variety of uses including a home office, hobby room or guest accommodation. This space can easily be switched back to a garage if required, providing excellent future adaptability.

Upstairs, the property continues to deliver well-balanced accommodation with three comfortable bedrooms, all offering ample space for furnishings. The family bathroom is fitted with a bath and overhead shower, serving the first floor.

Externally, the rear garden provides a private and enclosed space, ideal for relaxing, entertaining or family use. The front of the property offers extensive driveway parking. In addition, there is convenient access from the road to a nearby playing field, making the location particularly appealing for families and dog owners alike.

Overall, this is a fantastic opportunity to acquire a detached home with flexible living space, excellent storage, and a layout that can easily adapt to a range of lifestyles.



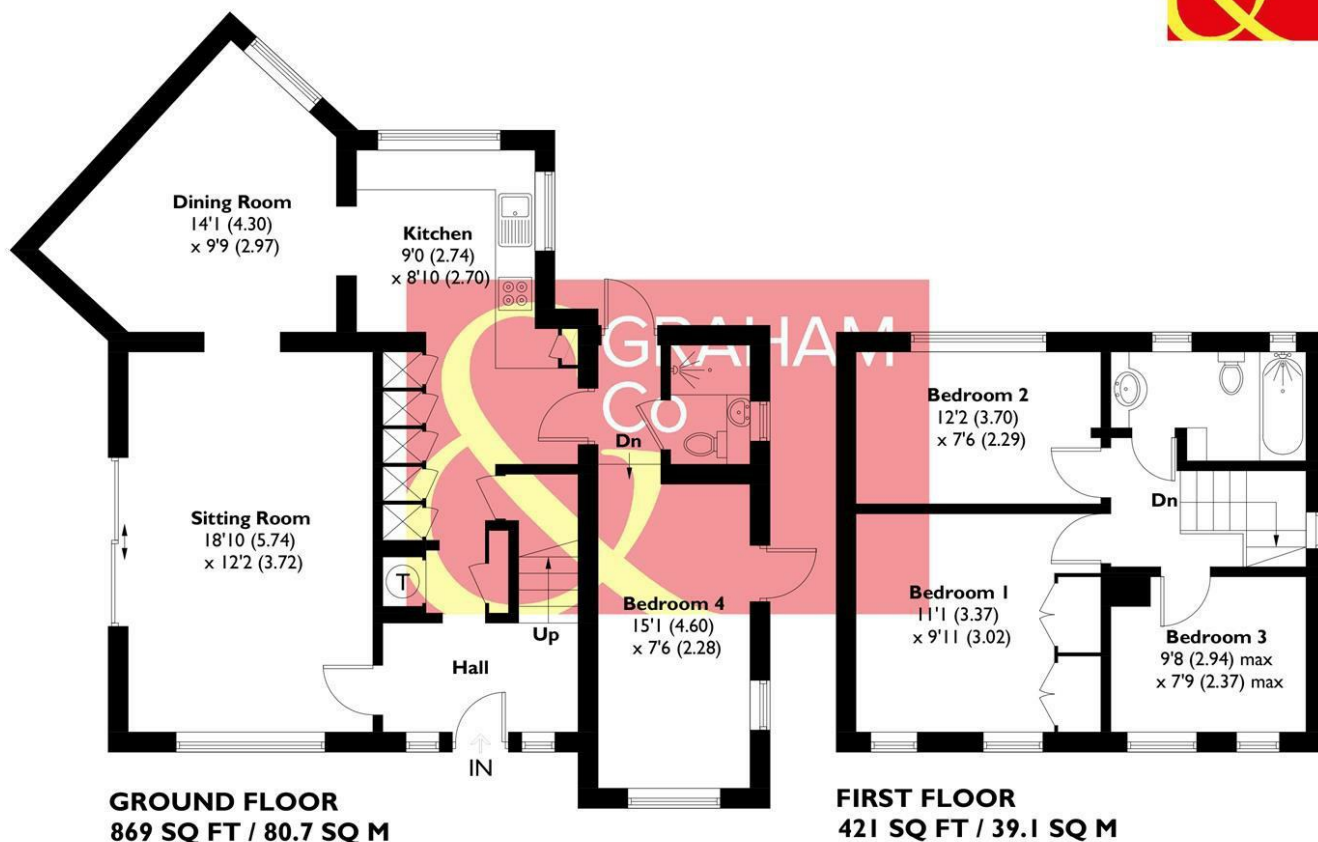


Abbotts Ann is a picturesque village offering primary school, two public houses, church and a thriving village hall community and has many country walks nearby. Andover itself offers an ever improving range of shopping and leisure facilities. Many of the outlying areas and villages are classed as areas of outstanding natural beauty. There are also excellent road and rail links to London and the west country.





APPROXIMATE GROSS INTERNAL AREA = 1290 SQ FT / 119.8 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 (ID1291854)

Produced for Graham & Co

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	Current	Potential
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A (91-100)		82
B (81-90)		
C (69-80)	69	
D (55-68)		
E (49-54)		
F (39-48)		
G (1-38)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

