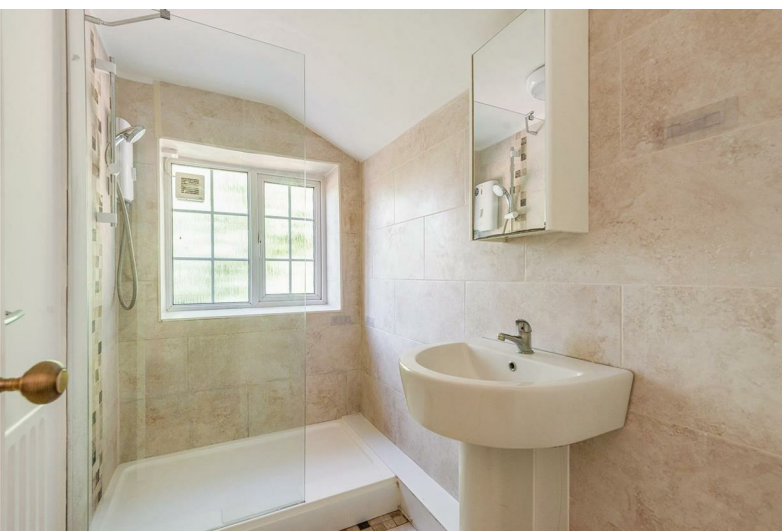


01962 462460

property@grahamco.co.uk

www.grahamco.co.uk



15 St. Johns Cross, Abbots Ann, Andover, SP11 7BS
Asking Price £375,000



15 St. Johns Cross, Abbots Ann Andover, Asking Price £375,000

PROPERTY DESCRIPTION BY Mr Guy Sommerville

Set within an established garden and surrounded by mature trees, this attractive cottage combines appealing period character with surprisingly spacious and versatile accommodation.

The ground floor is arranged around a welcoming entrance hall and includes a sitting room with fireplace, a separate dining room and a fitted kitchen. A shower room and separate WC complete the ground-floor accommodation.

Upstairs are two well-proportioned double bedrooms together with a useful additional room, ideally suited as a home office, dressing room or occasional nursery.

Outside, the generous garden provides areas of lawn, gravelled seating and established planting, with mature trees and hedging creating an attractive leafy backdrop. A substantial timber shed offers excellent storage or workshop potential. Beyond the garden, the outlook opens to the south across neighbouring fields, providing a particularly lovely rural view.

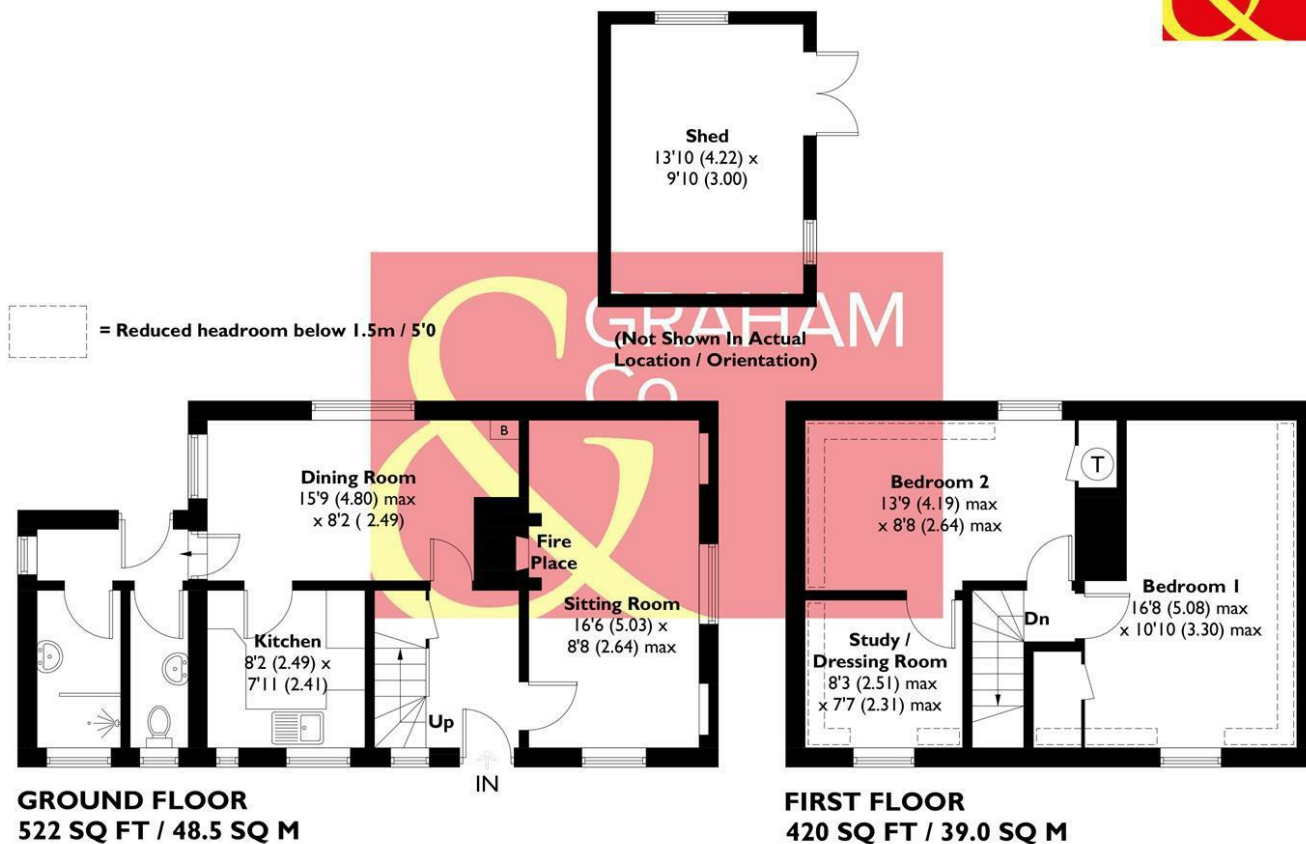
The cottage would benefit from some updating, giving the next owner an excellent opportunity to improve and personalise a distinctive home in an appealing countryside setting.







APPROXIMATE GROSS INTERNAL AREA = 942 SQ FT / 87.5 SQ M
SHED = 136 SQ FT / 12.6 SQ M
TOTAL = 1078 SQ FT / 100.1 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 (ID1324219)
Produced for Graham & Co

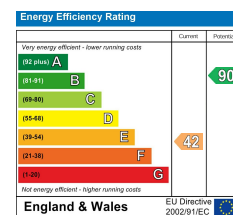
MORTGAGE ADVICE

Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380

www.atmmortgages.com



Tax Band: D



OPEN 7 DAYS

If you are considering selling your home
 please contact us today for your free
 no obligation valuation

01962 462460

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.

