



The Down House Appleshaw, Andover, SP11 9AA  
Guide Price £1,699,500



## The Down House Appleshaw, Andover, Guide Price £1,699,500

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Dating from the 1930's this substantial house has been further renovated and renewed by the current owners to blend classic charm with modern luxury and all finished to a high standard.

From the pretty loggia you access the front door which leads through to the reception hall.

To the front of the house is a dual aspect study/games room. Across the hall lies the spacious kitchen/breakfast room with its large central unit, tiled flooring and views across the front and rear gardens. A wonderful utility room and built in pantry comes off the kitchen.

The sitting room is a spectacular size, made for entertaining and really the heart of the home with its two log burners, floor to ceiling windows and step up to the hall. A conservatory/sun room and cloakroom are also on this level. On the first floor the principal bedroom suite consists of his and hers dressing room and full sized bathroom. There are two further bedrooms with en suites as well as a separate bathroom. The bedrooms to the front share a balcony which overlooks the front garden. On the second floor there are three further bedrooms, one of which is accessed through the principal bedroom and would make a great fitness studio/office.

Outside the extensive gardens surround the house offering a secure and private retreat.

The swimming pool is located to the east of the house and is well screened.

There are terraces off the kitchen and conservatory, perfect for relaxation.

The open level grounds are predominantly laid to lawn with mature hedges to boundaries providing plenty of room for outdoor entertaining. From the lane a sweeping drive approaches the house which provides plenty of space for parking as well as a single garage and double carport.

The total area of the grounds is approximately 1.25 acres. NO CHAIN SALE





The picturesque village of Appleshaw is just five minutes from both Andover and Tidworth and only a couple of miles from the A303. This small parish lies on the Wiltshire/Hampshire border and includes the hamlets of Redenham and Ragged Appleshaw. The village itself boasts a thriving community, St Peter's Church of England primary school, village hall, recreation ground, The Walnut Tree Inn and church. The nearest train station can be found in Andover with services to London Waterloo in just over an hour.



Approximate Floor Area = 426.3 sq m / 4589 sq ft  
 Garage = 69.8 sq m / 751 sq ft  
 Outbuildings = 12.9 sq m / 139 sq ft  
 Total = 509.0 sq m / 5479 sq ft  
 (Excluding Shed / Open Stable)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #88590

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (95-100)                                    | A |                         |           |
| (81-94)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 52                      | 65        |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

Tax Band: G



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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.

