



2 Applegate, St. Mary Bourne, Andover, SP11 6DT
Asking Price £525,000



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A beautifully presented three-bedroom semi-detached home occupying a desirable village position, offering over 1,590 sq ft of versatile accommodation including a detached outbuilding, generous driveway parking and a private, low-maintenance garden. This attractive home combines character with practicality, offering spacious accommodation that is ideal for modern family living. The welcoming entrance hall leads through to a generous sitting room, perfect for relaxing or entertaining, whilst the impressive 25ft kitchen/dining room forms the heart of the home with ample space for both everyday family life and hosting guests. A useful downstairs cloakroom completes the ground floor. Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, providing comfortable accommodation for families, couples or those working from home. Externally, the property continues to impress with a private, enclosed rear garden designed for easy maintenance, featuring a large paved terrace surrounded by mature planting, creating an ideal space for outdoor dining and summer entertaining. To the front is a substantial gravel driveway providing ample off-road parking. A particular feature of the property is the detached outbuilding, offering approximately 260 sq ft of additional space. Currently arranged as a garage and office, it provides fantastic flexibility and could be utilised as a home office, gym, studio or workshop to suit a variety of lifestyles. Situated in an attractive village setting, the property enjoys convenient access to local amenities, countryside walks and excellent road links, making it an ideal home for commuters and families alike.



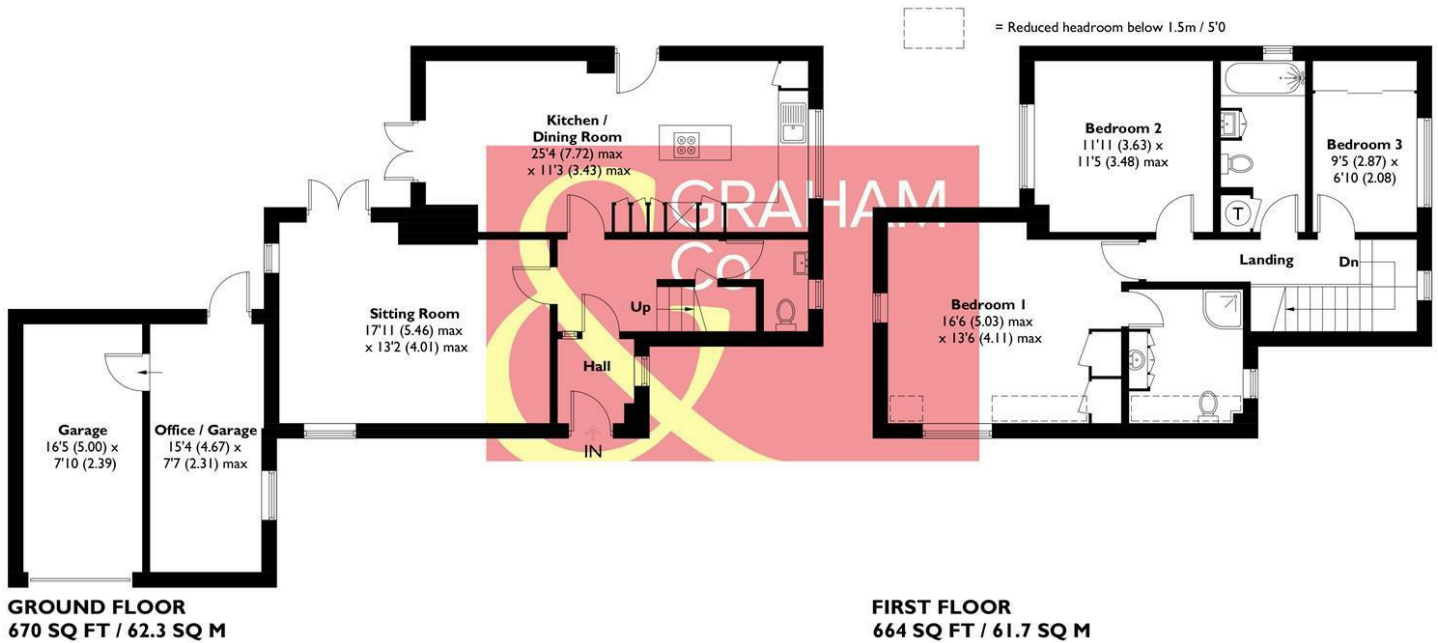


The village of St Mary Bourne, situated in the centre of the beautiful Bourne Valley, is inside the North Wessex Downs Area of Outstanding Natural Beauty, just 5 miles to the north east of Andover, close to Whitchurch and easily accessible from the A34, A303 and A343, both Andover and Whitchurch have mainline train stations with fast service to London. The village itself has a centre which overlooks a picturesque recreation ground with adjoining lake, bowling green, sports area and Village shop with Post Office. Nearby Andover offers a good range of shopping theatre cinema new leisure centre and college for higher education





APPROXIMATE GROSS INTERNAL AREA = 1334 SQ FT / 124.0 SQ M
OUTBUILDING = 260 SQ FT / 24.2 SQ M
TOTAL = 1594 SQ FT / 148.2 SQ M



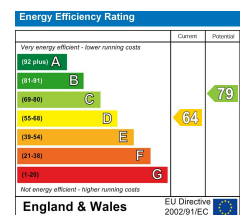
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1321751)
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