



## ASHTREE HOUSE

Appleshaw, Hampshire



## A MODERNISED FAMILY HOUSE WITH ANNEXE, POOL AND WONDERFUL VIEWS, WELL PLACED FOR GREAT SCHOOLS.

Ashtree House is a substantial and well-presented home with light, versatile accommodation, sitting in beautiful grounds of about 3.37 acres.

### Summary of accommodation

Five bedrooms | Four bathrooms | Four receptions

Annexe | Double garage | Gym | Games room/bar | Swimming pool | Garden | Paddock

**In all about 3.37 acres**

**Distances:** Andover 5 miles (London Waterloo from 62 minutes), A303 4 miles, Hungerford 16 miles  
Marlborough 18 miles, Salisbury 19 miles, Winchester 21 miles, Newbury 21 miles  
(All distances and times are approximate)

## LOCATION

Ashtree House is an impressive family home situated in an elevated position amongst beautiful countryside. The property is located on the edge of Appleshaw, an attractive village to the west of Andover. The village has a primary school, public house, a church, village hall and cricket club. Andover has a regular market, cinema, several supermarkets, including a Waitrose, as well as a range of recreational facilities.

Communications are excellent with the A303, A34 and M3 being within easy access; trains from Andover station to Waterloo take just over an hour.

There are many well-regarded state and independent schools in the area, including Farleigh, Dauntsey's, Marlborough College, Godolphin and Winchester College.

## THE PROPERTY

With combined accommodation of about 5,940 sq/ft, Ashtree House is a substantial property that is tastefully presented with light and well-proportioned rooms including a fantastic kitchen/breakfast room with granite worktops, integrated appliances and adjacent pantry/utility room. The seating area has three sets of French windows providing access onto a sheltered terrace. The attractive triple-aspect sitting room, with bay window and fireplace, and dining hall with tiled floor, provide excellent formal entertaining space. In addition there is a spacious family room and study.

The impressive principal bedroom suite includes a dressing room, bathroom, with bath and shower, and doors onto a balcony offering glorious countryside views. There are three further bedrooms, one with an en suite shower room, and a family bathroom. A second staircase provides access to a guest suite.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
 Main House = 384 sq m / 4135 sq ft  
 Double Garage = 43 sq m / 465 sq ft  
 Annex = 24 sq m / 124 sq ft  
 Balcony External Area = 15 sq m / 156 sq ft  
 Total = 551 sq m / 5940 sq ft

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.

The property is approached via a shared drive, with an electric gate leading to a sweeping gravel drive, bordered by attractive, established gardens. The delightful rear garden is mainly laid to lawn with a large secluded terrace and firepit providing wonderful outdoor entertaining space. Beyond the terrace is a fabulous heated swimming pool overlooking fields with bi-fold doors leading to an adjacent games room/bar and wc.





The detached building to the north includes a double garage, with electric doors, gym and the games room/bar. To the first floor is a large self-contained annexe with sitting room, kitchen, bedroom and shower room which provides excellent space for guests and family members but equally could be let to generate income. The fenced paddock provides good grazing and amounts to about 2.24 acres.

## PROPERTY INFORMATION

**EPC Rating:** D

**Local Authority:** Test Valley Borough Council

**Council tax:** Band G

**Post code:** SP11 9AA | **What3words:** ///cement.sentences.ownership

**Services:** Mains water and electricity. Private drainage. Oil heating with underfloor heating throughout. Air conditioning/heating in the gym.

**Viewing:** Viewing by prior appointment only with the agents.



We would be delighted  
to tell you more.

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