



Apple Trees, 11 Greensey, Ragged Appleshaw, Andover, SP11
9HY
Asking Price £450,000



Apple Trees, 11 Greensey, Ragged Appleshaw Andover,
Asking Price £450,000

PROPERTY DESCRIPTION BY Miss Molly Scruton

This exceptional family home offers a fantastic blend of character, space and versatility, set within an impressive plot with mature gardens, extensive parking and useful outbuildings. Thoughtfully improved by the current owners, the property combines cosy charm with modern practicality, making it ideal for both family living and entertaining.

The home makes a striking first impression with its attractive brick façade, generous driveway and impressive solar panel system, helping provide both efficiency and long-term savings. Internally, the accommodation is bright, flexible and beautifully presented throughout.

At the heart of the home is a stunning kitchen/dining room, creating a sociable space perfect for both everyday living and hosting guests. A separate utility room adds practicality and additional storage, while the sitting room provides a warm and inviting retreat. There is also a separate study, ideal for working from home, hobbies or additional reception space.

The ground floor further benefits from two generous bedrooms alongside a stylish family bathroom, making the layout ideal for multi-generational living or flexible family arrangements.

The first floor is home to an impressive principal bedroom suite with a wonderful sense of privacy and access to a balcony/terrace overlooking the gardens. A further bedroom and shower room complete the accommodation.

Outside, the rear garden offers an excellent degree of privacy with mature planting, lawned areas and a substantial decked entertaining space ideal for summer evenings and outdoor dining. The property also benefits from a workshop and barn/storage area, offering fantastic potential for a home office, studio, gym or additional storage.

A rare opportunity to acquire a versatile and beautifully presented home with generous outside space and superb lifestyle appeal.

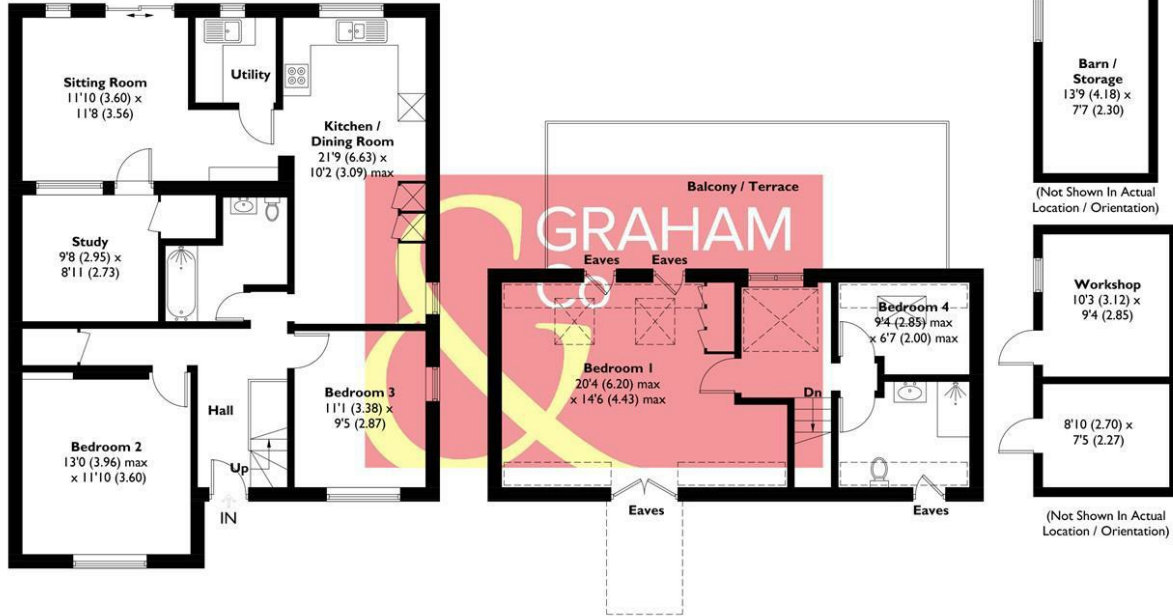




The picturesque village of Appleshaw is just five minutes from both Andover and Tidworth and only a couple of miles from the A303. This small parish lies on the Wiltshire/Hampshire border and includes the hamlets of Redenham and Ragged Appleshaw. The village itself boasts a thriving community, St Peter's 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 GROSS INTERNAL AREA = 1511 SQ FT / 140.4 SQ M
OUTBUILDINGS = 372 SQ FT / 34.6 SQ M
TOTAL = 1883 SQ FT / 175.0 SQ M
(EXCLUDING EAVES)



GROUND FLOOR
1021 SQ FT / 94.9 SQ M

FIRST FLOOR
490 SQ FT / 45.5 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 (ID1300487)
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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			
(81-94) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

Tax Band: E



OPEN 7 DAYS

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

01264 356500

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.

