



2 St. Johns Cross, Abbots Ann, Andover, SP11 7BP
Asking Price £425,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Situated in a delightful semi-rural setting, this three-bedroom semi-detached house occupies a substantial plot with gardens extending to the rear and enjoying open views across adjoining farmland, creating a peaceful and private setting. The accommodation is well arranged and practical, with an entrance hall leading through to a spacious sitting room, complemented by a separate dining room which offers flexibility for family living or entertaining. The kitchen is fitted with a range of units and provides access to a useful utility area. A notable feature of the layout is the ground floor bathroom, offering convenience and scope for reconfiguration should a purchaser wish to adapt the property to suit their own requirements. To the first floor, there are three well-proportioned bedrooms. Externally, the property is approached via a driveway providing off-road parking, with a gated entrance enhancing privacy. The rear garden is a real highlight, being of a generous size and mainly laid to lawn with patio areas, ideal for outdoor seating and enjoying the open outlook beyond. The plot offers excellent potential for extension or further enhancement, subject to the necessary consents. Overall, the property presents an excellent opportunity for buyers seeking a home that is ready to move into, yet with clear potential to improve and personalise over time.





Abbots Ann is a picturesque village offering primary school, two public houses, church and a thriving village hall community and has many country walks nearby. Andover itself offers an ever improving range of shopping and leisure facilities. Many of the outlying areas and villages are classed as areas of outstanding natural beauty. There are also excellent road and rail links to London and the west country.

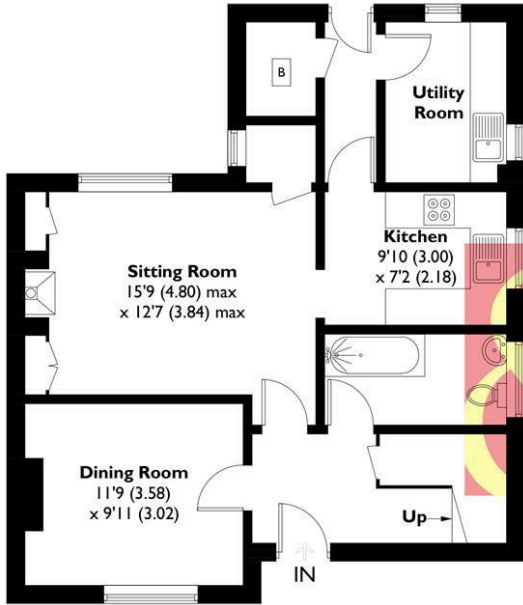




APPROXIMATE GROSS INTERNAL AREA = 1226 SQ FT / 114.0 SQ M
OUTBUILDINGS = 131 SQ FT / 12.2 SQ M
TOTAL = 1357 SQ FT / 126.2 SQ M



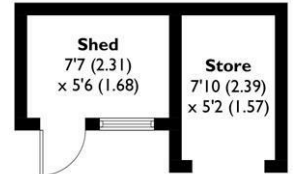
= Reduced headroom below 1.5m / 5'0"



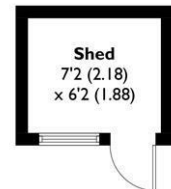
GROUND FLOOR
655 SQ FT / 60.9 SQ M



FIRST FLOOR
571 SQ FT / 53.1 SQ M



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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 (ID1283176)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	73
	EU Directive 2002/91/EC	

Tax Band: D



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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.

