

The Old Post House , Stoke, Andover, SP11 0ND  
Guide Price £700,000



## The Old Post House , Stoke Andover, Guide Price £700,000

### PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market The Old Post House, a beautiful and spacious family home situated in the charming and sought after village of Stoke and offered for sale with NO ONWARD CHAIN. The accommodation comprises a large welcoming hallway into a dining room/home office, living room, downstairs wc, a stunning open plan kitchen space with a utility room and a family room which has been converted from a double garage. upstairs there are four bedrooms all of which benefit from built in wardrobes. There is also a three piece suite family bathroom. Outside there is a fence enclosed garden mostly laid to lawn with a patio door. To the front there is a driveway allowing parking for at least two vehicles.





Stoke, a popular Bourne Valley village to the north of Andover. It is located within a Conservation Area and Area of Outstanding Natural Beauty.

The nearby village of St Mary Bourne has a post office/shop and two public houses.

Andover has a variety of recreational and shopping facilities including a cinema and Waitrose.

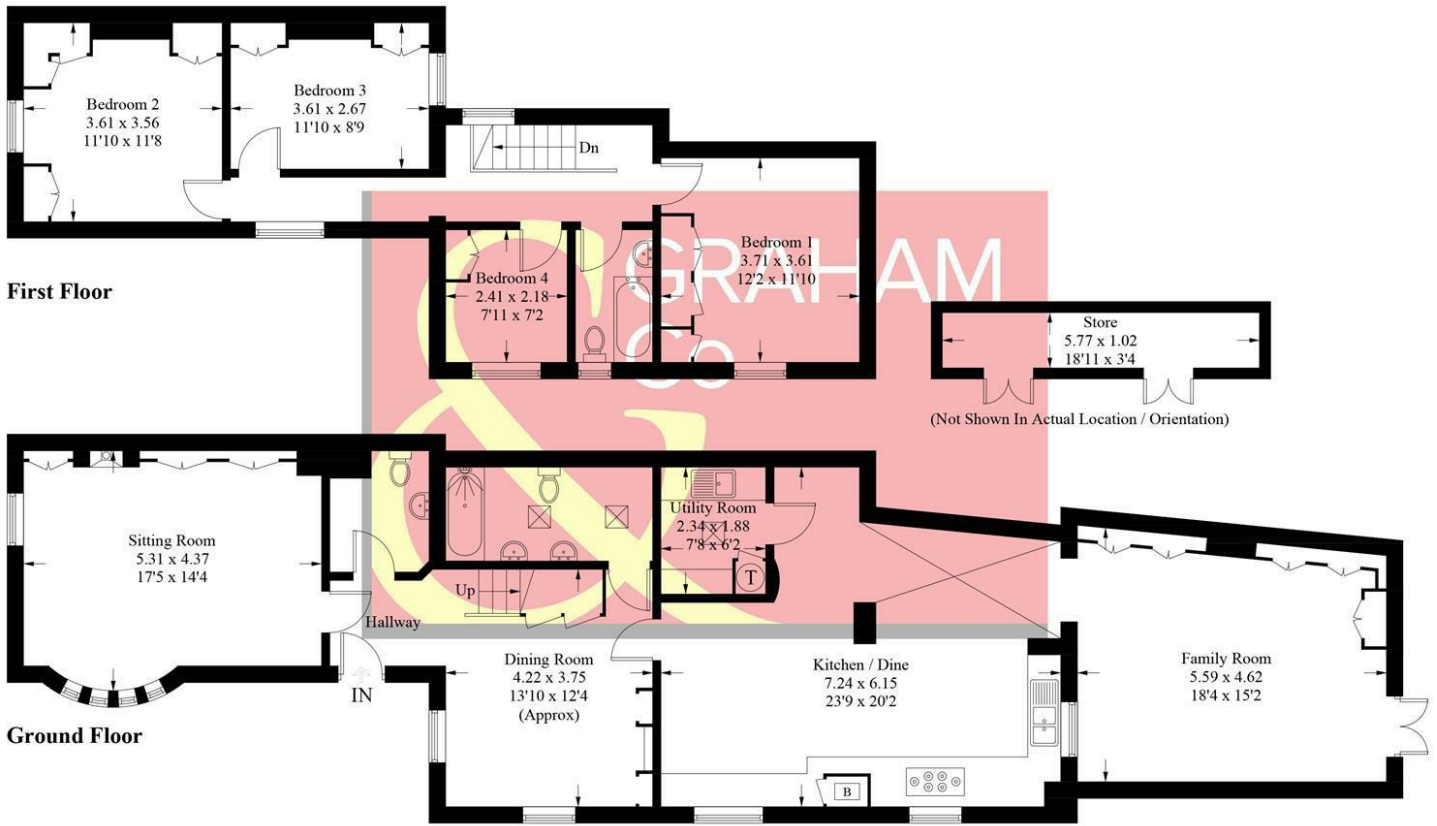
There are many well regarded state and independent schools nearby including primary schools in St Mary Bourne and Hurstbourne Tarrant, Farleigh, Rookwood, Winchester College, St Swithuns and Godolphin in Salisbury.

Communications are excellent with trains from Whitchurch to London Waterloo taking about 60 minutes; London Paddington is about 45 minutes from Newbury.



# The Old Post House, Stoke, SP11

Approximate Gross Internal Area = 177.8 sq m / 1914 sq ft  
 Store = 5.7 sq m / 61 sq ft  
 Total = 183.5 sq m / 1975 sq ft



PRODUCED FOR GRAHAM AND CO

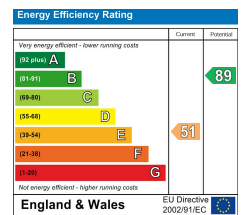
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID950435)

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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.

