



**5 The Eights, Ampport, Andover, SP11 8AD**  
**Offers Over £255,000**





## 5 The Eights, Amport Andover, Offers Over £255,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Hale Cottage is a quaint two double bedrooms cottage situated in the popular and peaceful village of Amport. Hale Cottage is positioned with a stunning back drop directly on to open farm land and fields. The accommodation in brief comprises: entrance vestibule with a useful storage cupboard and concealed stairs rising to the first floor, the wall has been half opened to give a light and social divide into the cosy sitting room with log burning stove and window to the front aspect, continue through to the kitchen with a range of eye and base level cupboards doors to the well appointed shower room and the rear garden. The first floor are the two generous bedrooms with bedroom one having a pleasant dual aspect to both front and rear highlighting the tranquil location.







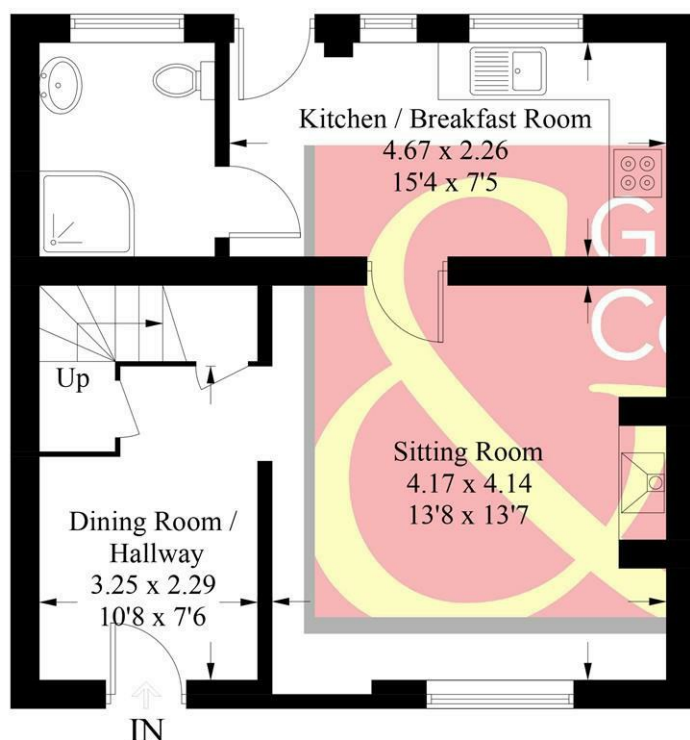
The property is situated in the picturesque and highly sought after village of Amport. The village of has a lovely community with primary school, parish church and village hall. It also has close ties with the historic neighbouring village of Monxton. The popular Hawk Inn Pub can be found the centre of the village and offers fine dining and guest accommodation. There are many highways and byways for long country walks and a local riding school. The market town of Andover is approximately 3 miles away and offers a local twice-weekly market, along with educational and leisure facilities. The mainline railway station in Andover provides fast services to London Waterloo or the West. Salisbury, Winchester , Newbury and Basingstoke are all within half an hour's drive, as well as excellent road links to London, the South Coast and the West Country.



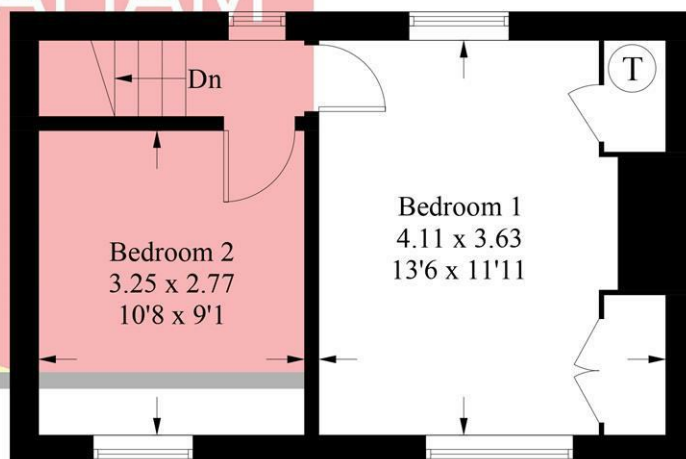


## The Eights, SP11

Approximate Gross Internal Area = 72.0 sq m / 775 sq ft



**Ground Floor**



**First Floor**

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 (ID973230)

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

**Tax Band: C**



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