



The Willows , Longparish, Andover, SP11 6PQ
Guide Price £650,000



The Willows , Longparish Andover, Guide Price £650,000

PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market with no onward chain a three bedroom detached chalet style family home sat on a favorable plot approximately a quarter of an acre and surrounded by tributaries of the river Test and situated in the sought after Longparish Village. Positioned centrally in the plot with wrap around gardens, the accommodation comprises a large entrance hall, L shaped lounge diner, cloakroom, kitchen and a utility room. Upstairs there are three double bedrooms, eaves storage and a family bathroom. Outside there is a garage, office space and a large driveway for multiple vehicles.



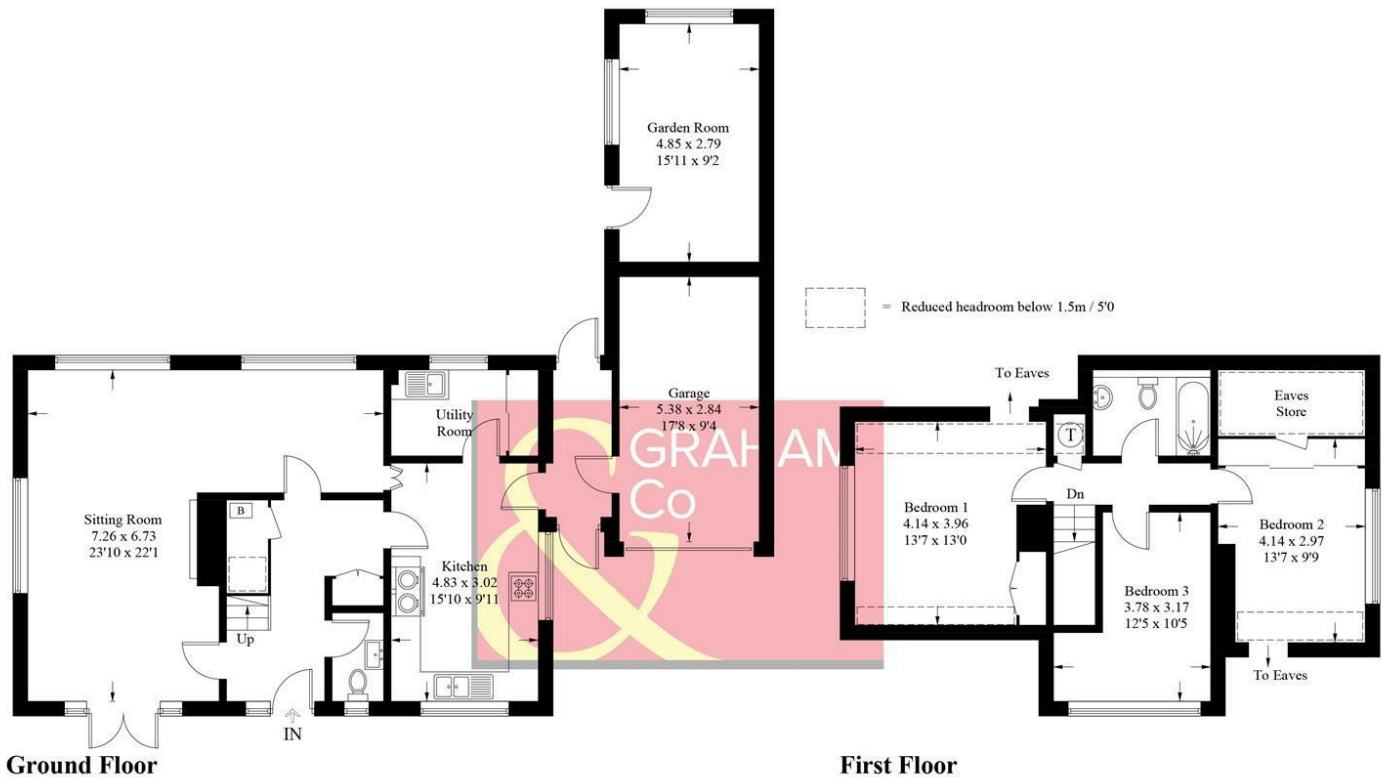


Longparish boasts a church, public house, excellent village school, post office/store whilst nearby Andover and/or Winchester offer a more comprehensive range of facilities both with theatres cinemas sports centres shopping and restaurants. The mainline railway station in nearby Andover offers a fast service to London Waterloo in just over an hour, and the village is close to the A303 which gives access to London via the M3 and the West Country.



The Willows, Longparish, SP11

Approximate Gross Internal Area = 146.3 sq m / 1575 sq ft
 Garden Room = 13.9 sq m / 150 sq ft
 Total = 160.2 sq m / 1725 sq ft
 (Including Garage / Eaves)



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 (ID1196570)

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (95-100) A | | |
| (81-94) B | | |
| (69-80) C | | |
| (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: F



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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.