



10 Manor Close, Abbots Ann, Andover, SP11 7BJ  
Offers In Excess Of £575,000



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## PROPERTY DESCRIPTION BY Miss Molly Scruton

This spacious and well-presented detached family home offers versatile and thoughtfully arranged accommodation, ideally suited to modern living. Set within a quiet residential position, the property enjoys a generous frontage with ample driveway parking and a smart, welcoming appearance.

Upon entering, you are greeted by a central hallway which provides access to the principal ground floor rooms. The sitting room is a particularly impressive space, filled with natural light and offering a comfortable setting for both everyday living and entertaining, with direct access out to the rear garden creating a seamless indoor-outdoor flow. The separate dining room provides an additional reception area, ideal for family meals or hosting, and enjoys a pleasant outlook.

The kitchen is well-positioned and offers a practical layout with a range of storage and worktop space, complemented by further built-in storage throughout the home, making it particularly functional for day-to-day living. A useful downstairs cloakroom adds further convenience. The former garage has been converted to create kennels/bedroom four, offering excellent flexibility for a variety of uses including a home office, hobby room or guest accommodation. This space can easily be switched back to a garage if required, providing excellent future adaptability.

Upstairs, the property continues to deliver well-balanced accommodation with three comfortable bedrooms, all offering ample space for furnishings. The family bathroom is fitted with a bath and overhead shower, serving the first floor.

Externally, the rear garden provides a private and enclosed space, ideal for relaxing, entertaining or family use. The front of the property offers extensive driveway parking. In addition, there is convenient access from the road to a nearby playing field, making the location particularly appealing for families and dog owners alike.

Overall, this is a fantastic opportunity to acquire a detached home with flexible living space, excellent storage, and a layout that can easily adapt to a range of lifestyles.



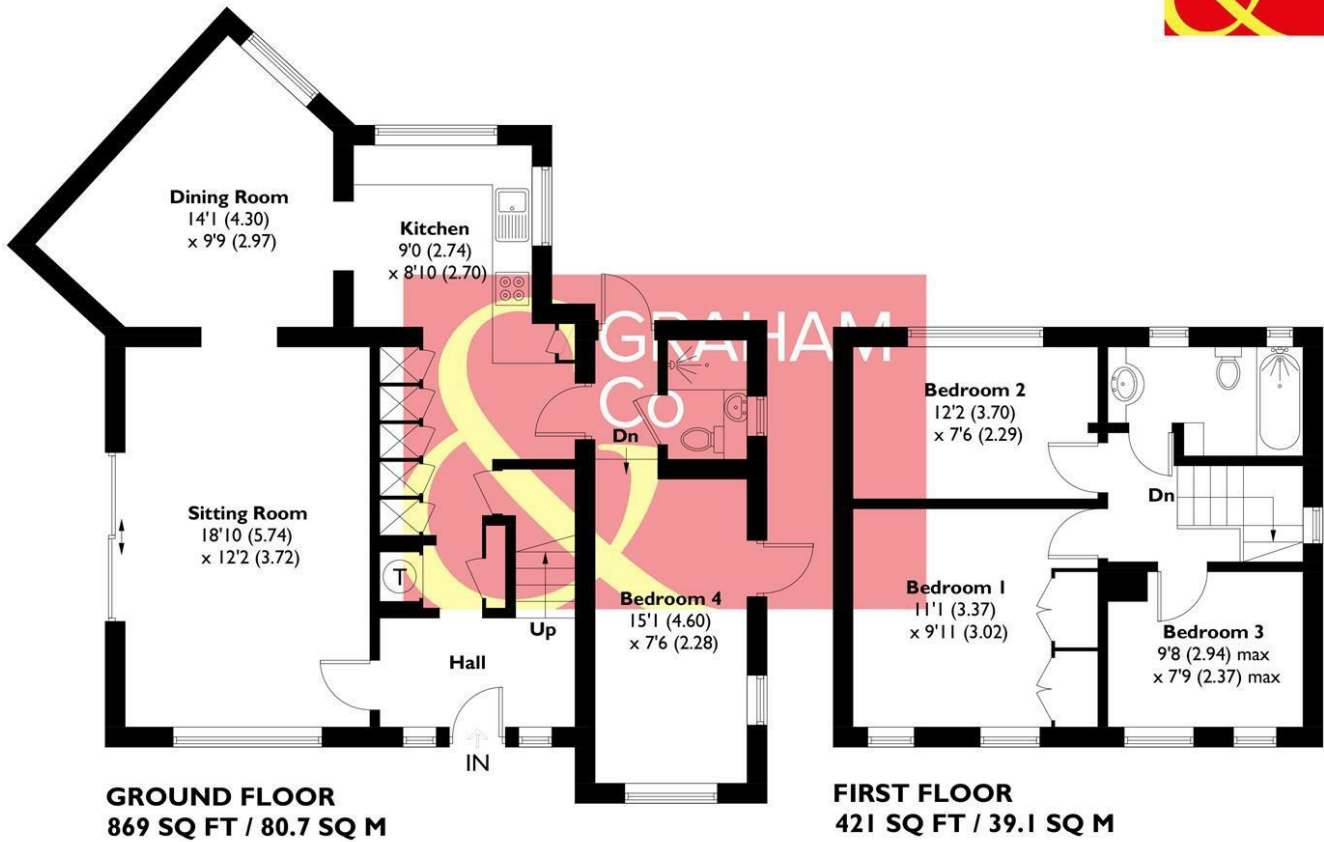


Abbots Ann is a picturesque village offering primary school, two public houses, church and a thriving village hall community and has many country walks nearby. Andover itself offers an ever improving range of shopping and leisure facilities. Many of the outlying areas and villages are classed as areas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





APPROXIMATE GROSS INTERNAL AREA = 1290 SQ FT / 119.8 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 (ID1291854)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			82
(81-91) B			
(69-80) C		69	
(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



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