



West End Cottage Little Anna Bridge, Salisbury Road,  
Abbotts Ann, Andover, SP11 7DN  
Guide Price £500,000



## West End Cottage Little Anna Bridge, Salisbury Road, Abbotts Ann Andover, Guide Price £500.000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned on the edge of Abbotts Ann and Anna Valley, Graham & Co are delighted to bring to the market this detached cottage requiring upgrading and situated on just under a 1/3 acre wide plot with two entrances having potential development subject to the usual planning. The property itself benefits from an entrance hall with cloakroom/shower room, sitting room, family room and a separate study, open plan kitchen leading to dining area. To the first floor there are three bedrooms and a bathroom, heating and double glazing. Outside the plot has two access points leading to double and single garage, workshop/store, mature shrubs and flower beds all enclosed.



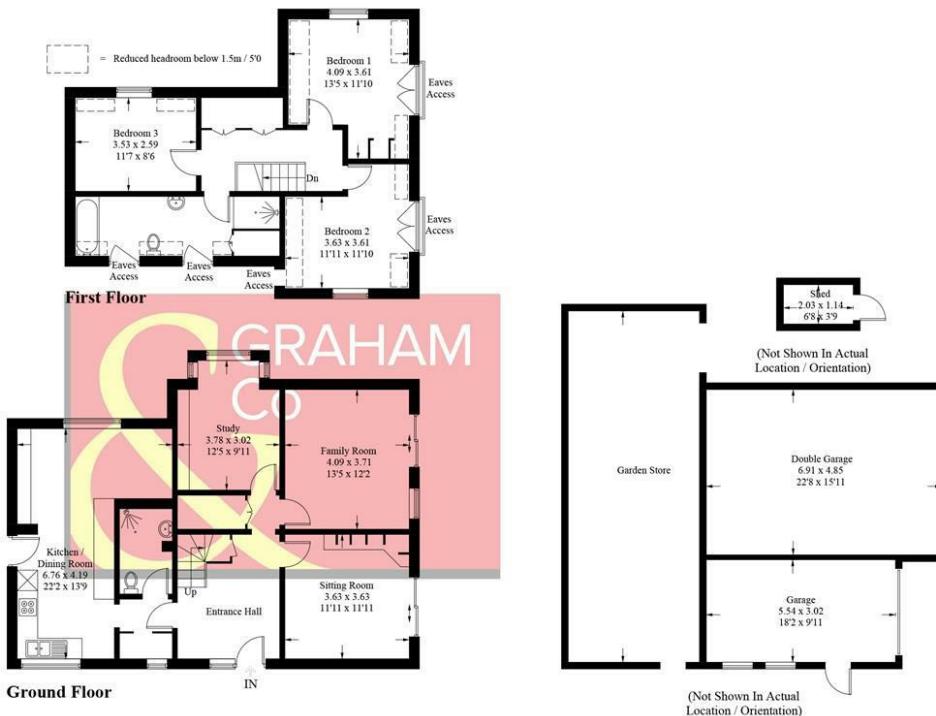


Abbotts Ann is a picturesque village offering primary school, two public houses, church and a thriving village hall community and has many country walks nearby. Andover itself offers an ever improving range of shopping and leisure facilities. Many of the outlying areas and villages are classed as areas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



## Salisbury Road, SP11

Approximate Gross Internal Area = 145.7 sq m / 1568 sq ft  
 Outbuildings = 53.3 sq m / 574 sq ft  
 Total = 199.0 sq m / 2142 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 (ID1182408)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	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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**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.