



2 Sugar Lane, Longparish, Andover, SP11 6PP
Asking Price £475,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Located in this picturesque Hampshire village, sits this beautiful three bedroom home, which sympathetically blends period character with contemporary styling.

The accommodation is set across three floors, comprising of; entrance hallway, living room with log burner, kitchen/diner room with French doors to the garden, and cloakroom/shower room. To the first floor there are two double bedrooms and the family bathroom. The converted loft provides a further double bedroom with eave storage.

The mature planted garden provides a serene and tranquil space, with a couple of patio areas to enjoy it. A home office/workshop sits toward the rear of the garden, along with a shed and rear access.





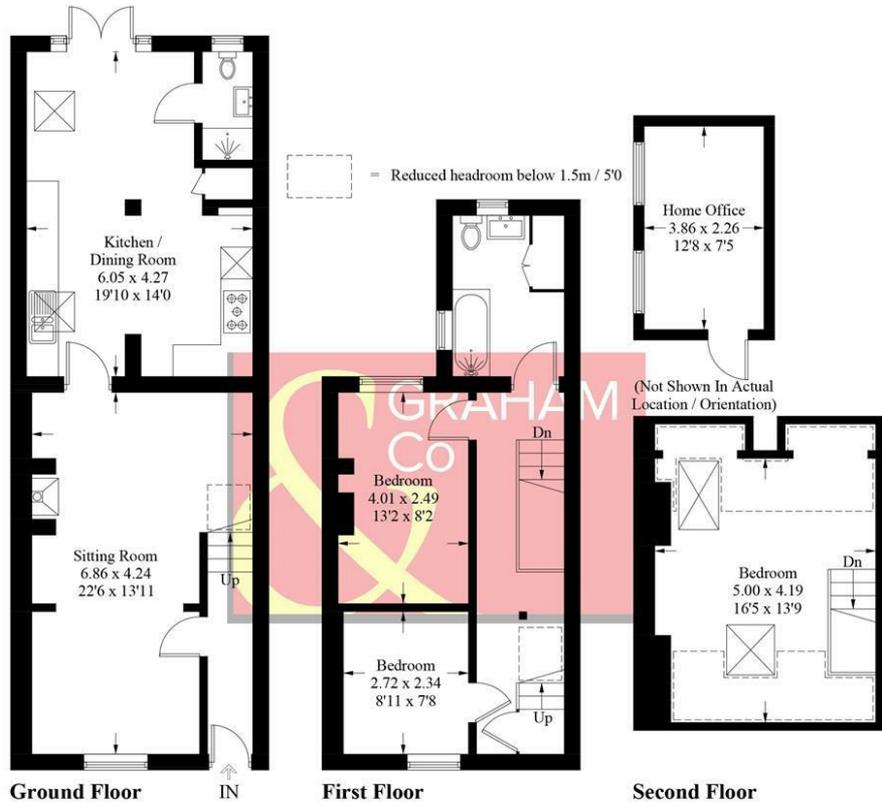
Longparish Profile

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.



Gladstone Terrace, SP11

Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft
 Home Office = 8.7 sq m / 94 sq ft
 Total = 123.6 sq m / 1331 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 (ID1093569)

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Very energy efficient - lower running costs			
(95 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(45-54) E		44	
(31-44) F			
(1-30) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: D



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