



70 North Acre, Longparish

Guide Price £378,000

Myddelton & Major



A three bedroom end of terrace property with good sized rooms and lovely countryside views in the sought after village of Longparish.

Tenure: Freehold

Size: EPC Rating: D (67)

Council Tax Band: C



Services - Mains water and drainage. Oil-fired central heating. Ofcom suggests broadband download speeds of up to 80 Mbps and that most major mobile networks will likely have connectivity in the area.

Andover 6.5 Miles • Winchester 12 Miles • Basingstoke 17 Miles • Newbury 16.5 Miles

70 North Acre, Longparish, Hampshire SP11 6QD

- Light and Bright Property
- Short Walk to Village Shop
- Countryside Views
- Log Burner
- Good-sized Flat Garden
- Outstanding Rated Primary School
- Downstairs Cloakroom
- Central Heating
- Three Good-sized Bedrooms
- Outbuilding
- Parking

The Property

70 North Acre is a brick and clad construction with a tiled roof, which has been considerably improved by the current owners. On entering the property there is a sense of light and space, with a larger than average hallway. Off the hall is a good-sized sitting room which is light and bright and benefits from a Henley wood-burner. Further along the hallway is the kitchen/breakfast room which is another good-sized room with a large window overlooking the garden and a door to the patio area. The kitchen has a range of wall and base units and space for a dining table. There is a downstairs cloakroom and useful storage cupboard. On the first floor are three bedrooms, two double and a large single, all with built-in storage. There is a new family bathroom and a storage cupboard accessed from the landing.

Outside

The property benefits from a small front garden spanning the width of the property. Subject to the necessary consents it may be possible to turn part of this area into a car parking space, in addition to the on-street parking. There is a side entrance to the rear of the property where there is a south-westerly garden with a paved patio area ideal for al-fresco dining. The garden is mainly laid to lawn with views out over the countryside beyond where there are excellent walks. In addition there is a brick-built outbuilding suitable for storage.

Note: There is additional garden beyond the picket fence currently used but not owned by the vendors. Please contact the agents for further details.





Location

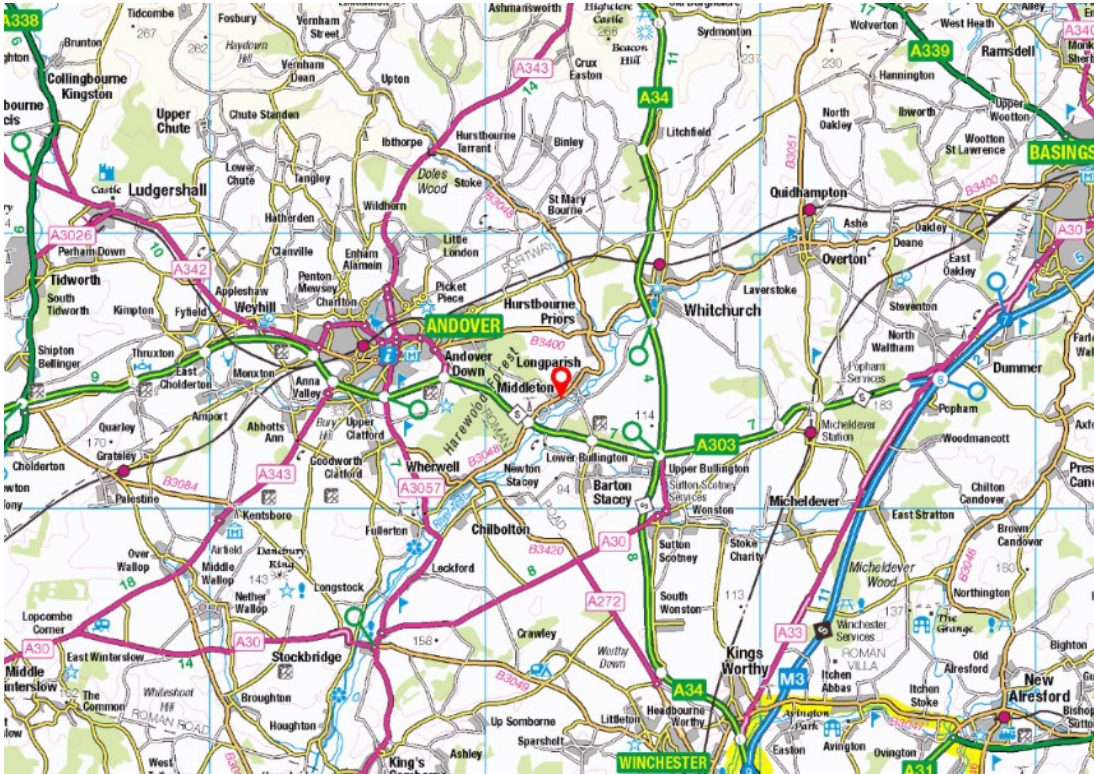
70 North Acre is situated in the picturesque village of Longparish which boasts a church, public house, excellent village school, and post office/store. Pretty local walks are in abundance with over 20 miles of footpaths. Longparish has two excellent pubs, The Plough and the popular Cricketers Inn which is only a short walk away.

Nearby, Andover and Winchester offer a comprehensive range of amenities, leisure activities and restaurants whilst Stockbridge, only 9 miles away offers a range of boutique shops and independent cafes. The property is well-served by road links via the A303 and A34 providing access to the South West and Midlands respectively. The mainline railway station in nearby Whitchurch offers trains to London Waterloo in one hour.

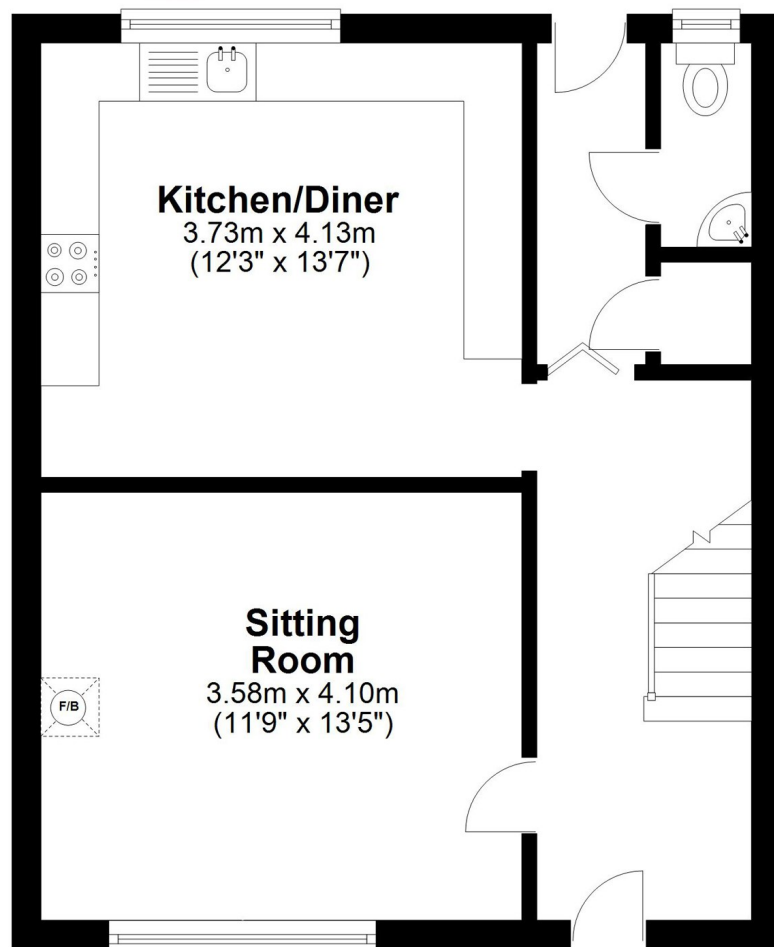
There are plenty of options for schools in the area with Testbourne school in Whitchurch which has a bus that leaves from the village shop and is only a minute walk away. There is excellent fishing on the River Test and golf courses in Longstock and Andover.



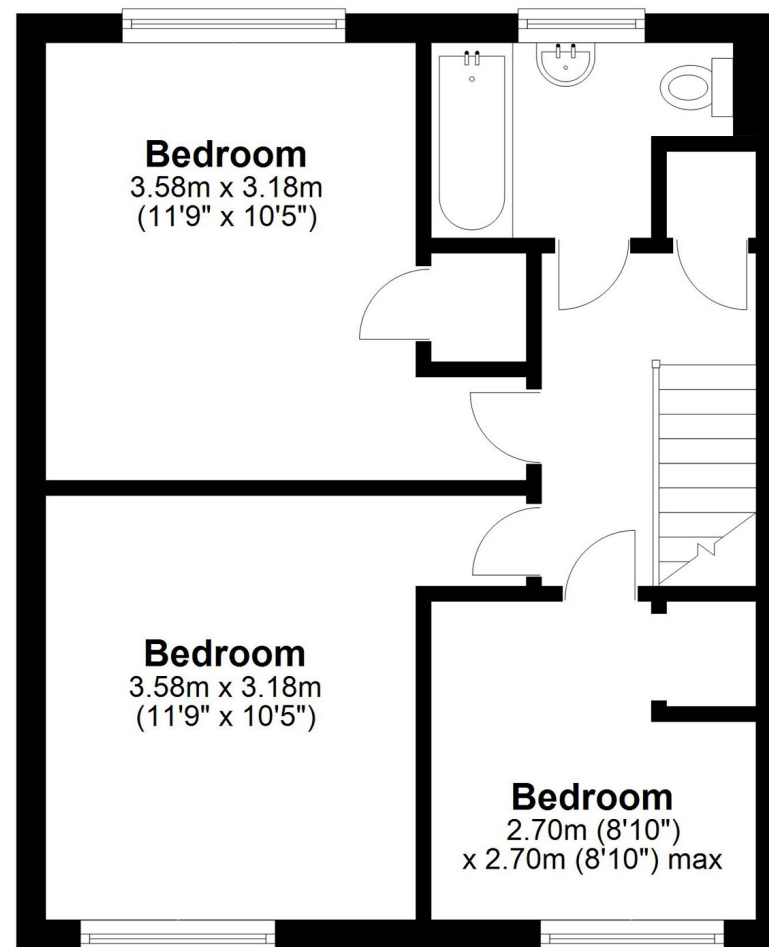
Note: The area shaded green is for sale. This is for identification purposes only.



Ground Floor



First Floor



Total area: approx. 89.5 sq. metres (963.7 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines





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