



6 Abbotts Close, Abbotts Ann, Andover, SP11 7NP

A spacious detached house in an excellent garden situated on the outskirts of the village.



Situation

**Stockbridge 8 miles • Andover 3 miles
Winchester 20 miles • Salisbury 16 miles**

**A spacious detached family house in a quiet Close
with a good southerly aspect and fine views over fields**

Abbotts Close is situated approximately three miles south west of Andover in an exclusive close of six properties, located on the edge of the village of Abbotts Ann. The village has a Primary School, two Public Houses and a Church. Andover offers a comprehensive range of shopping, educational and leisure facilities. Andover, Grateley and Winchester all have main line railway stations providing fast efficient services to London (Waterloo). There are Independent Schools in Winchester, Salisbury and Andover.



Property description

The property is constructed in the early 1970's of brick elevations under a tiled roof and is arranged over two floors with accommodation amounting to 2714 sq ft

Ground floor

Entrance hall • Sitting room • Dining room • Kitchen • Study
Utility room • Boot room • Garden store

First floor

Master bedroom with en-suite bathroom • Double bedroom with en-suite shower room
3 further Bedrooms • Family bathroom

Outside

Landscaped gardens • Double garage • Good turning • Ample parking
In all about half an acre

Additional Information

Tenure Freehold with vacant possession

Services

Mains water, drainage and electricity connected. Oil fired central heating. None of the services have been tested.

Local Authority

Test Valley Borough Council
Beech Hurst, Weyhill, Andover
01264 368000

www.testvalley.gov.uk

Council Tax. Band G

Planning

Pre-application advice has been sought from Test Valley Borough Council with regard to the creation of a potential building plot within the curtilage of the property, full details of which are held by the office.

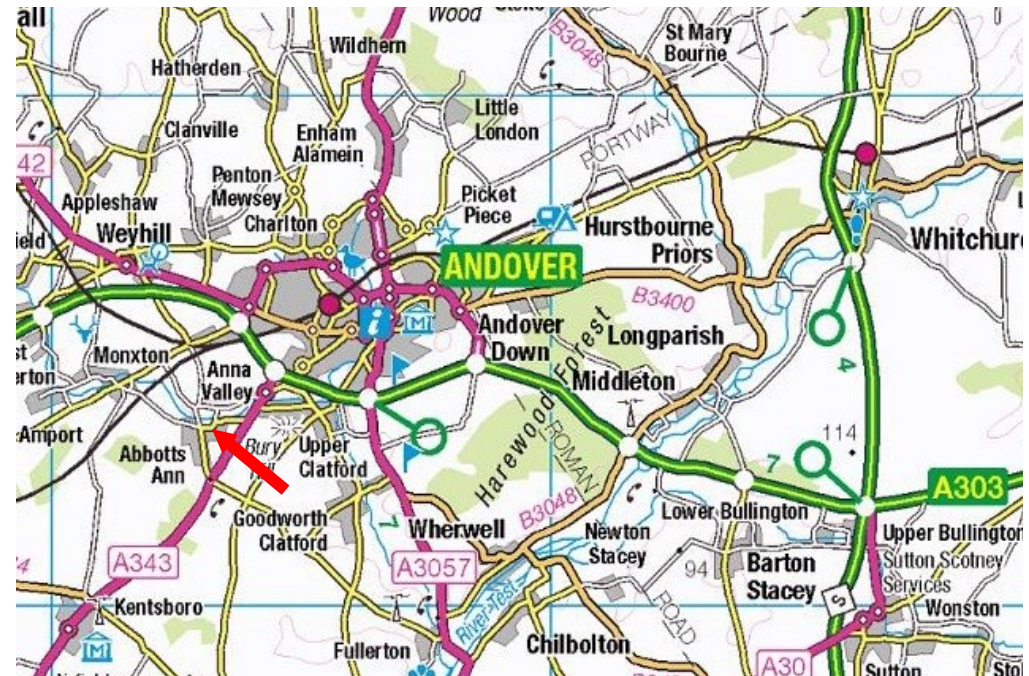
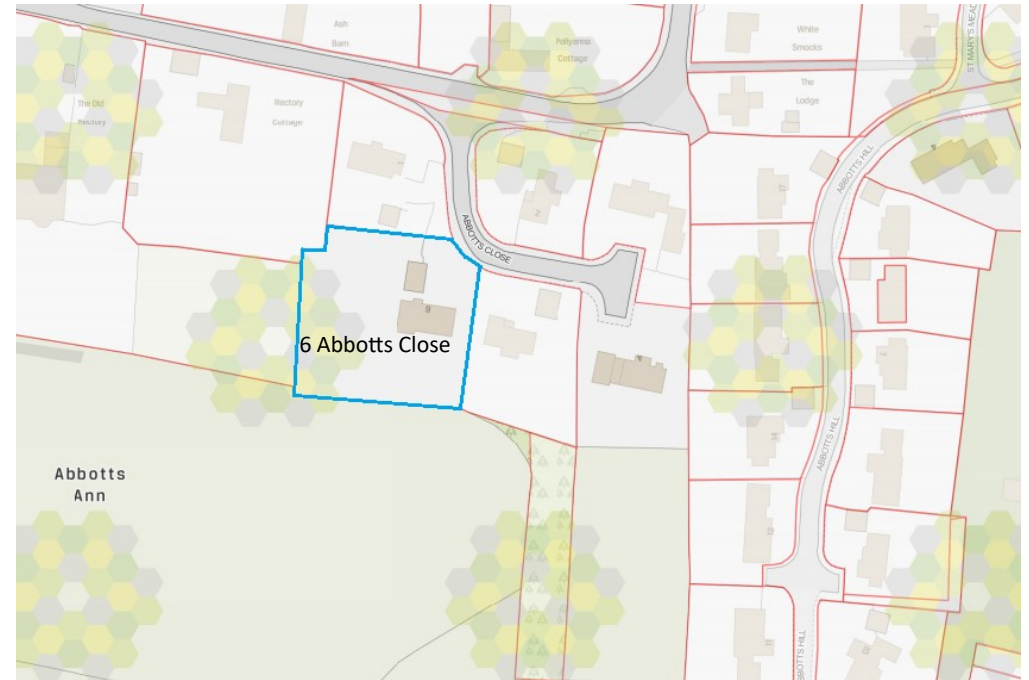
Directions

From Andover take the A343 towards Salisbury. At the Poplar Farm Inn turn right towards Abbots Ann. Abbots Close will be found on your left after about half a mile.

Post Code: SP11 7NP

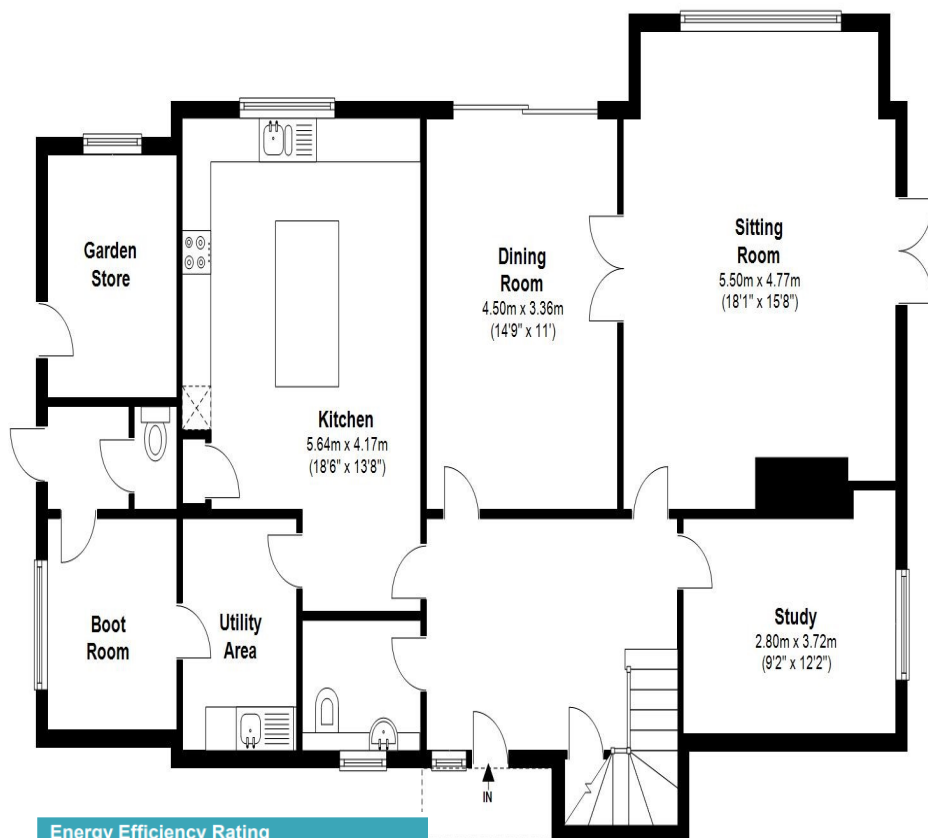
Viewings

Strictly by appointment through
Myddelton & Major. Tel:01264 316 000



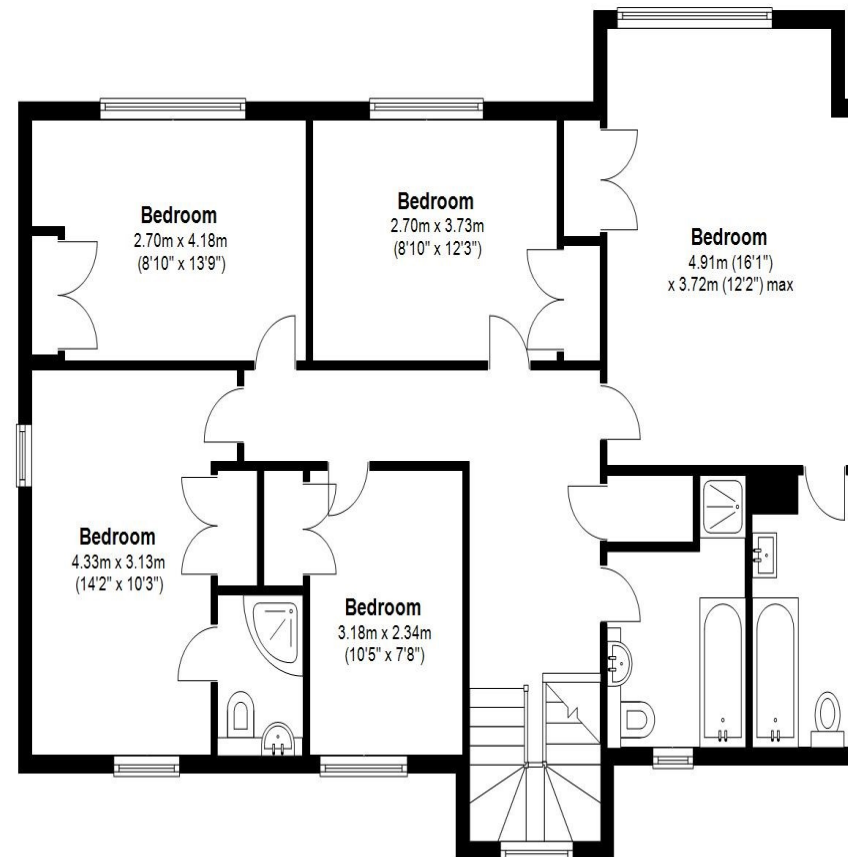
Ground Floor

Approx. 110.8 sq. metres (1192.6 sq. feet)

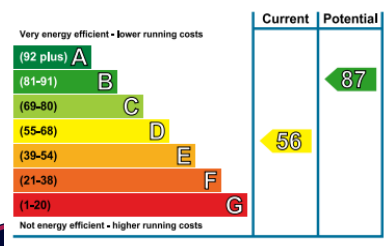


First Floor

Approx. 94.1 sq. metres (1013.0 sq. feet)



Energy Efficiency Rating



33 London Street, Andover, Hampshire SP10 2NU

01264 316000
www.myddeltonmajor.co.uk

Money Laundering Regulations 2017

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