



Meadow Cottage, Abbots Ann

Myddelton&Major





Meadow Cottage, Abbots Ann, Andover, Hampshire, SP11 7AZ

- Kitchen/Breakfast Room
- Dining Room
- Drawing Room
- Cloakroom & Boot Area
- Family Room
- Study
- Main Bedroom & 'Jack & Jill' bathroom
- Double Bedroom with ensuite
- Two Further Bedrooms
- Driveway & Garden

The Property

Situated in the heart of the popular Test Valley village of Abbots Ann, Meadow Cottage is a spacious village house offering versatile accommodation throughout. The ground floor accommodation comprises a kitchen/breakfast room with shaker units and Rangemaster, a practical utility room and access directly onto a rear courtyard. The stylish dining room with vaulted ceiling is a generous and functional space. There is also a family room which could also suit well as a playroom. The drawing room features an impressive royal blue Invicta wood-burner creating a natural focal point to the room as well as providing a wonderful space to entertain. There are French doors onto the terrace and garden. The study is also suitable as another bedroom.

The first floor encompasses four bedrooms, with the main bedroom enjoying views over the neighbouring meadow as well as the modern neutrally designed ensuite.

Outside

There is a sunny terrace benefitting from views onto the garden which has been tastefully landscaped with mixed flower beds including David Austen roses, salvias, dahlias, climbing roses. The garden is mainly laid to lawn and boasts the morning and afternoon sun. A quiet and private space for anyone to enjoy.

A separate gate provides access to the garden. In addition, there is a handy enclosed outdoor space offering secure storage. There is also ample parking for two cars at the front of the property

Note - The property benefits from fibre internet connection with a 1GB download speed.

An attractive four bedroom detached village house which enjoys a quiet position situated in the heart of the popular Abbots Ann.

Tenure: Freehold Size: 2,145 ft² EPC Rating: C (70) Council Tax Band: G



Services - Mains Gas, Mains Water, Mains Drainage.

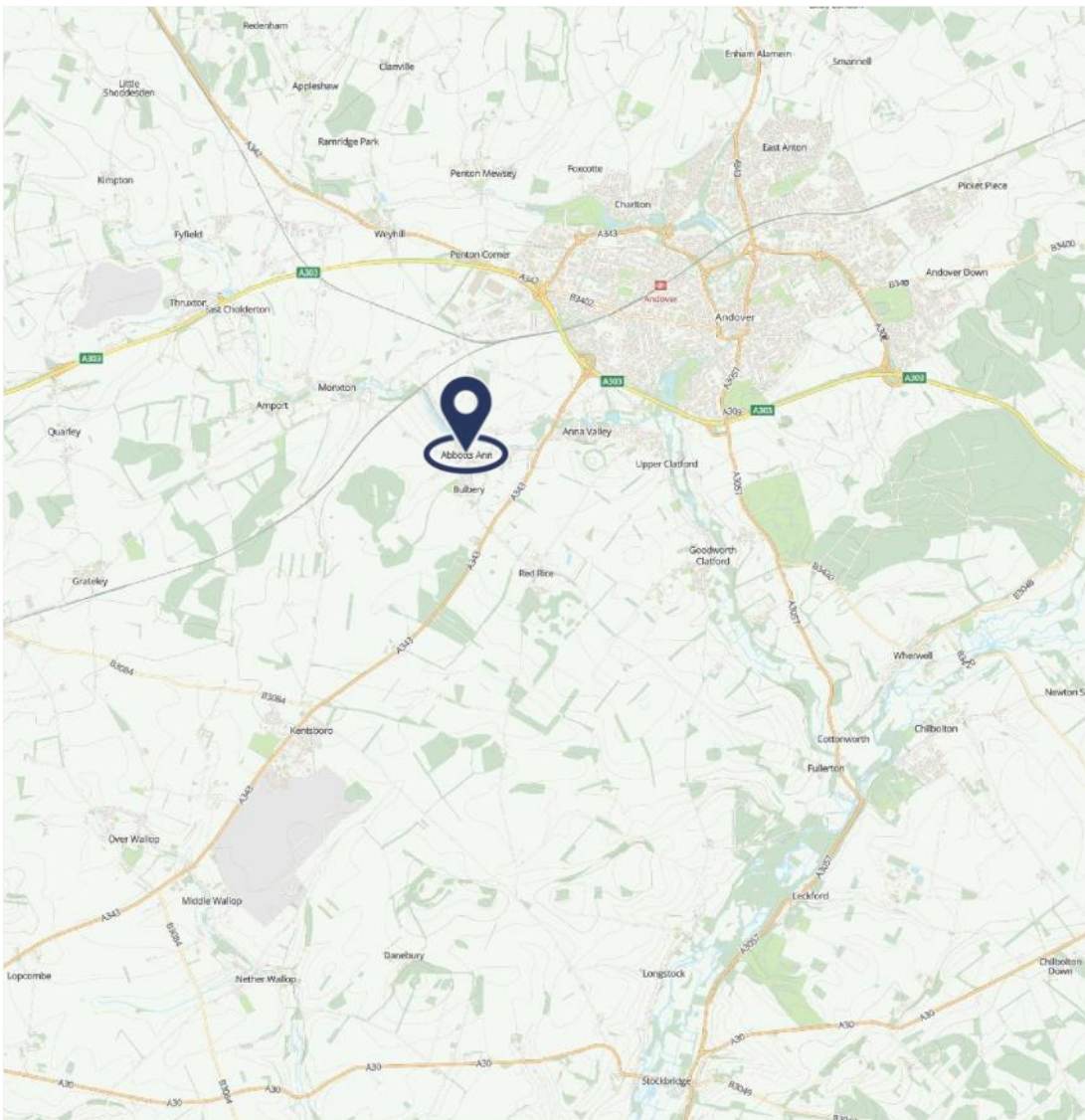
Andover 3 Miles • Stockbridge 7 Miles • Salisbury 16 Miles • Winchester 19 Miles





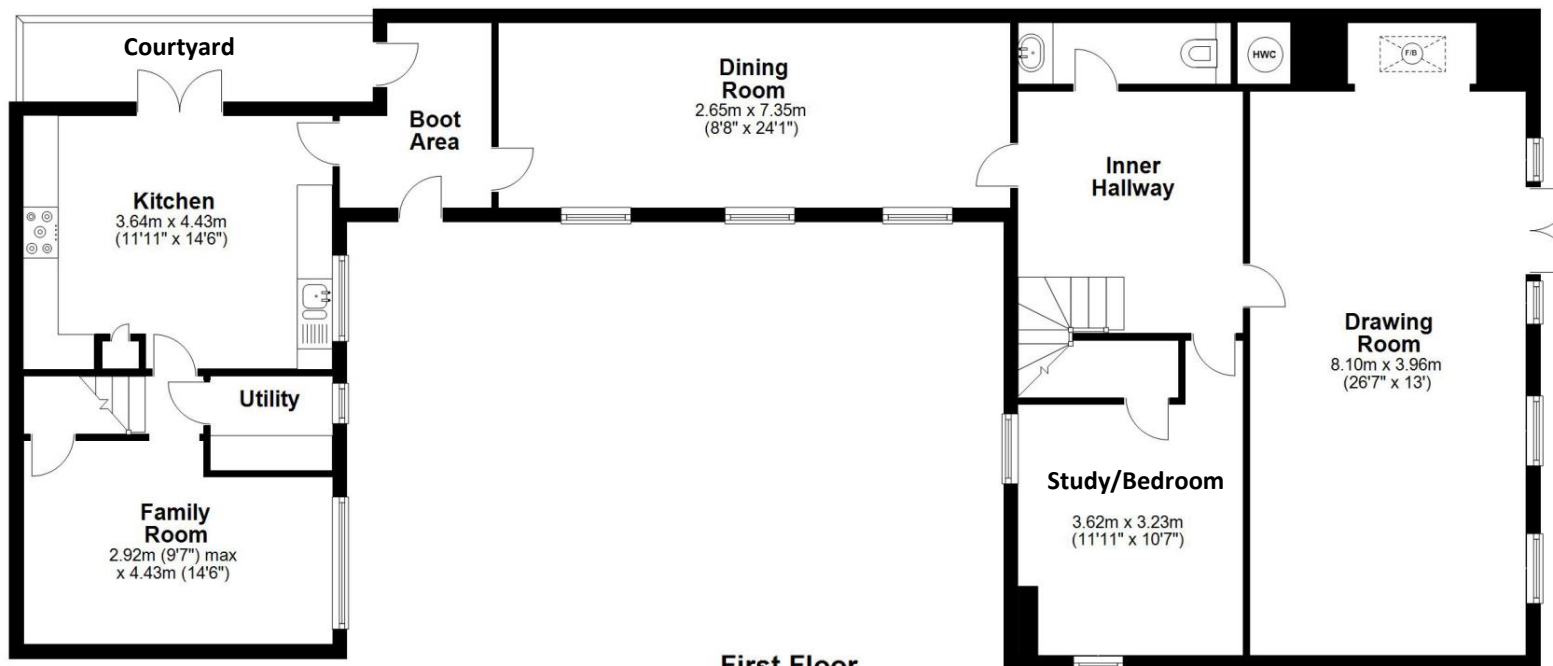
Location

Meadow Cottage is situated in the popular Test Valley village of Abbots Ann, within the Conservation Area and approximately 3 miles from Andover. Abbots Ann is a quintessential English village with a church, a shop/post office, two pubs, village hall & village green. The village has a population of approximately 1300 and is conveniently situated for access to Andover and all its facilities and as well as trains direct to London Waterloo in 70 minutes and Westbound. Abbots Ann has a good primary school and many options for secondary in Andover, Salisbury and Winchester and the reputable prep school of Farleigh only 2 miles away which is under a 10 minutes drive from the property.





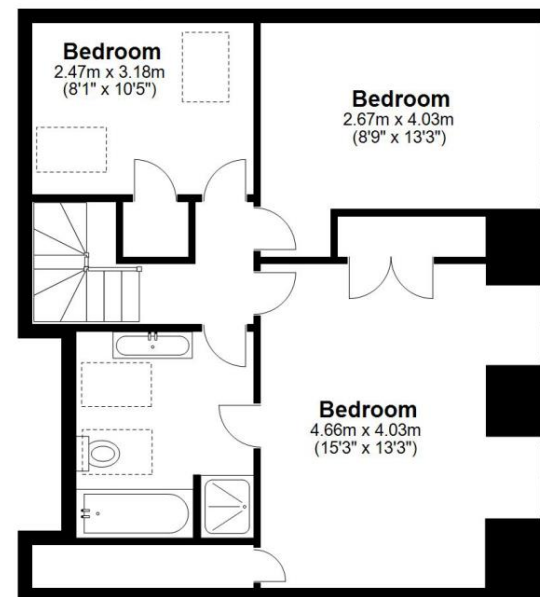
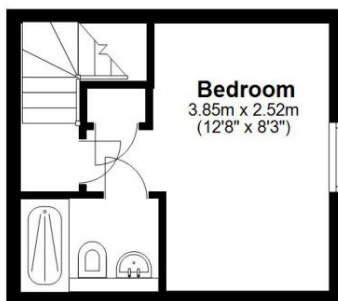
Ground Floor



Note - There is reduced

head height in bedroom four

which measures 2.47m x 3.18m.



Total area: approx. 199.3 sq. metres (2145.6 sq. feet)

FOR EXCLUSIVE USE BY MYDDELTON MAJOR ESTATE AGENTS

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

COPYRIGHT CLEARPLANZ



Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



The Old Police House, High Street, Stockbridge, Hampshire, SO20 6HE
01264 810 400 stockbridgeresidential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton & Major