



Flagstaff House, **Andover**, *House with land comprising 6.53 acres*

Myddelton&Major





An exceptional property on the edge of Andover standing in lovely gardens and grounds with a rural outlook. Excellent range of outbuildings with further potential. In all 6.53 acres.

Tenure: Freehold Size: 3091.2 ft² EPC Rating: D Council Tax Band: B & G



Services - Private water, Mains electricity, Oil fired central heating, Private drainage.

Winchester 18.7 Miles • Salisbury 17.9 Miles • Newbury 19.7 Miles • Basingstoke 23.8 Miles

Flagstaff House, Andover, Hampshire, SP11 6LB

- Kitchen/Breakfast room
- Dining Room
- Drawing Room
- Study
- Pantry/Utility Room
- Cloakroom
- Main bedroom with En-Suite and Dressing Room (Potential Bedroom 4)
- Two further bedrooms
- Family bathroom
- Six bay garage, Office, Barn & Store with annexe potential

The Property

A modern detached beautifully constructed house built 12 years ago of brick and oak clad elevations beneath a tiled roof. The spacious, light and airy accommodation is versatile and particularly well appointed. An impressive kitchen/breakfast room with Shaker cabinetry leads to the practical utility room and pantry. The dining room enjoys views out onto the rear garden. A bright drawing room includes French doors which open onto the terrace. The impressive limestone gas fireplace contrasts beautifully against the vaulted ceiling. There is an elegant staircase and galleried landing. The expansive main bedroom benefits from a generous dressing room which was originally designed to be a fourth bedroom with en-suite (see proposed floorplans). The bathrooms are tiled from floor to ceiling with Lefroy & Brooks hardware.

Outside

In the gardens the Summer House enjoys a south & westerly aspect with views over the gardens, grounds, woodlands and paddock. There is a double garage with power and lighting situated to the front of the property. The garden and grounds are mainly laid to lawn, various mature trees and woodland can be found to the north of the property. A paved terrace can be reached from the sitting room and the hallway offering an attractive area to entertain. In all 6.53 acres of gardens, paddock and grounds with a double garage and a summer house, as well as a six bay garage, barn, office & store.







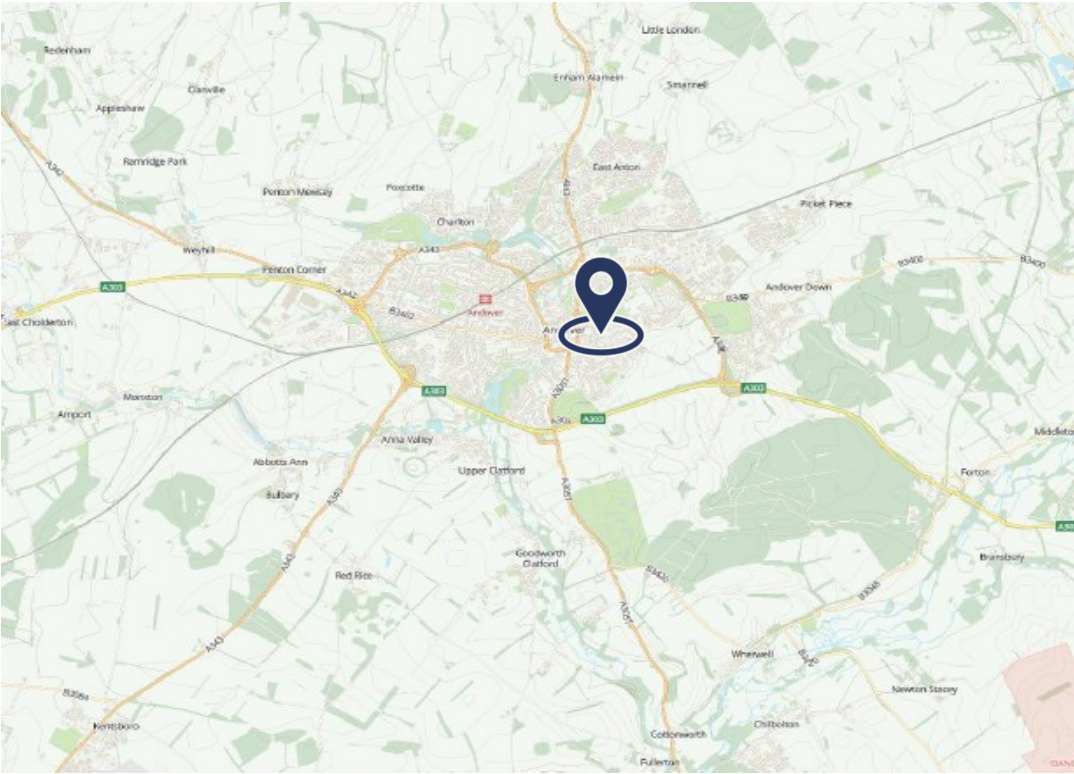
Location

Flagstaff House has excellent transport links: by road the A303 gives access to London and the West Country, the A34 to Newbury and the Midlands. Both the M3 and M4 are within easy reach. By rail, the mainline station from Andover provides a fast service to London Waterloo and Newbury to Paddington. (Travel time is approximately one hour). Andover town centre offers a range of amenities including a new modern leisure centre, cinema, pubs, inns, cafes and restaurants, supermarkets and smaller artisan food shops. The cathedral cities of Winchester and Salisbury are within 20 miles from the property and offer a further extensive range of facilities. There are a number of local independent and state schools including Farleigh and Rockwood in the Andover area. Winchester offers The Pilgrim's School and Winchester College for boys and St Swithun's School for girls and Peter Symonds College a co-ed sixth form. In Salisbury The Godolphin School for girls and the co-ed schools Bishops and South Wilts.

Agency note: Access is off the Old Micheldever Road along a private drive which also provides access to Micheldever House.



Note: The area outlined blue displays the extent of the property for sale. This is for identification purposes only.

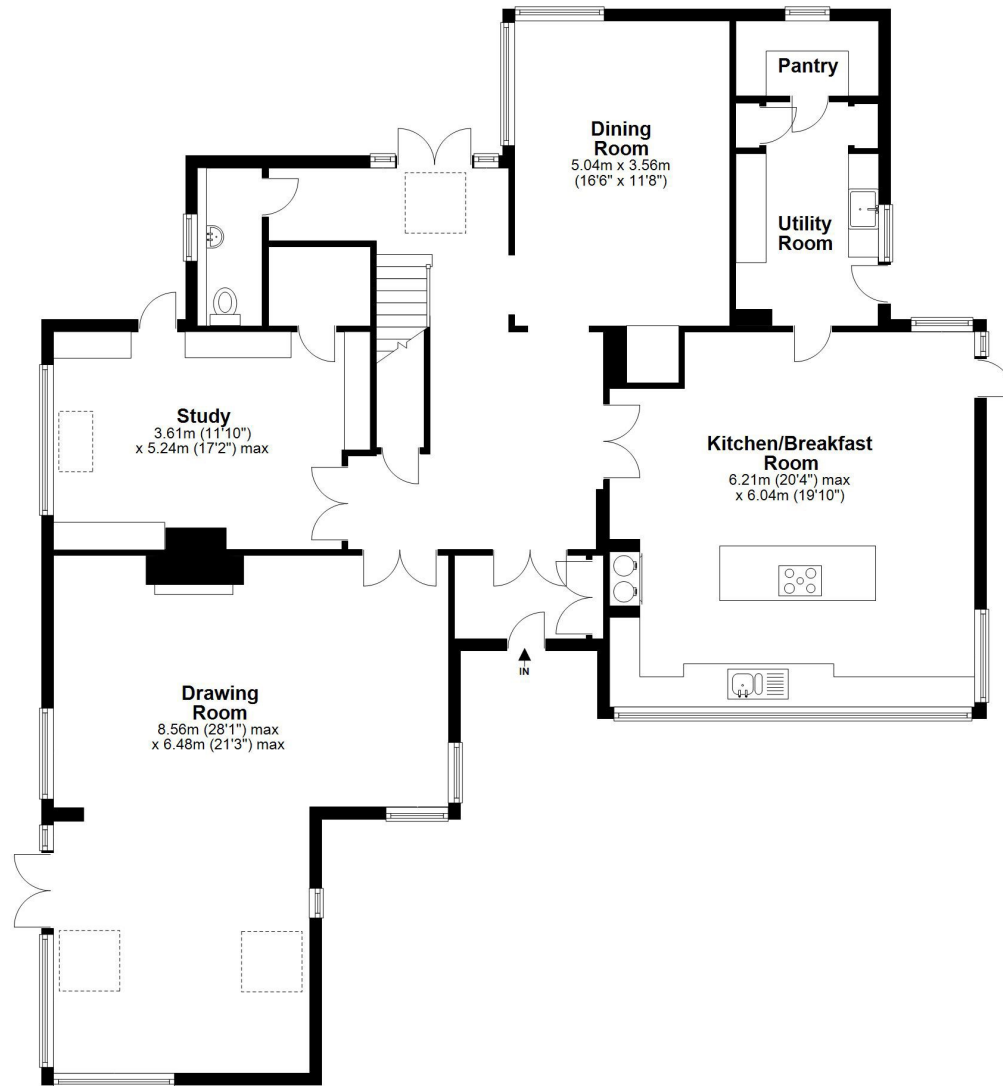




Floor plans - Ground and First Floor

See proposed floor plan for provision of fourth bedroom

Ground Floor

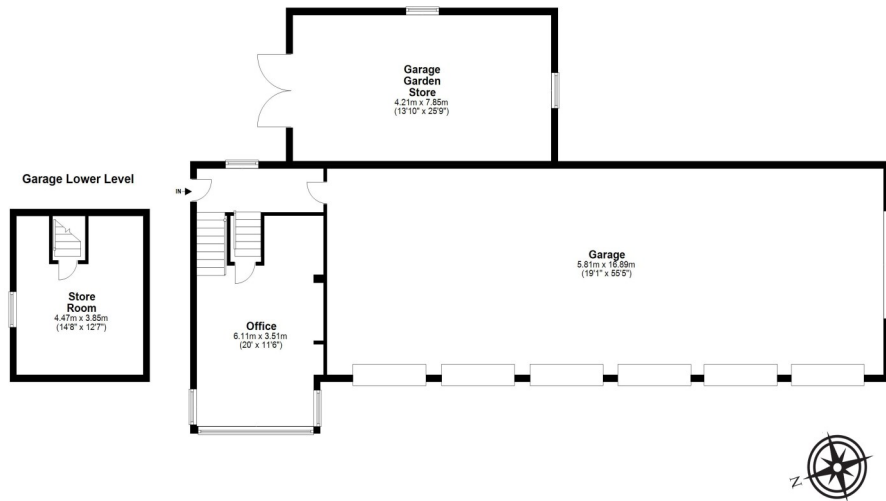


First Floor



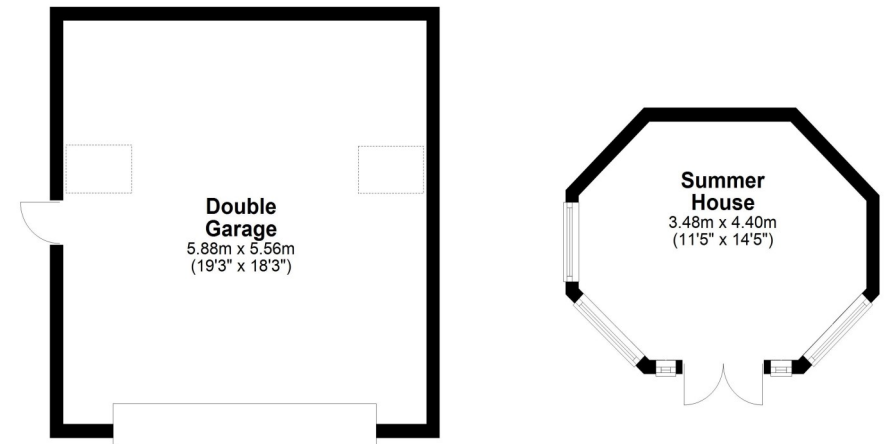
Total area approx: 287.2 sq.m (3091.2 sq.ft)

Six bay garage, Office, Barn & Store



Total area approx. 178.7 sq.m (1923.1 sq.ft)

Double garage and Summer House

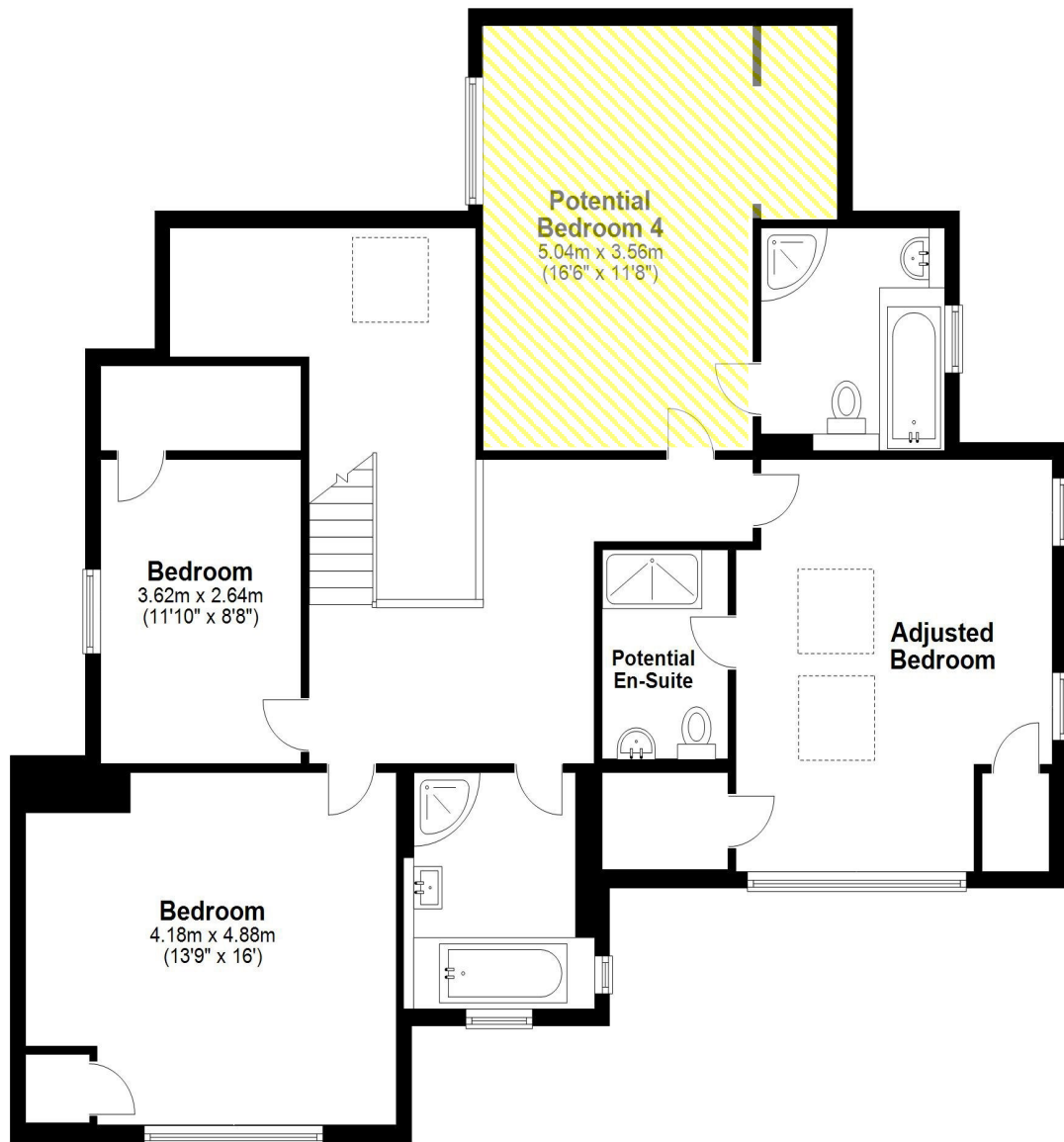


Total area approx: 45.6 sq.m (491.3 sq.ft)

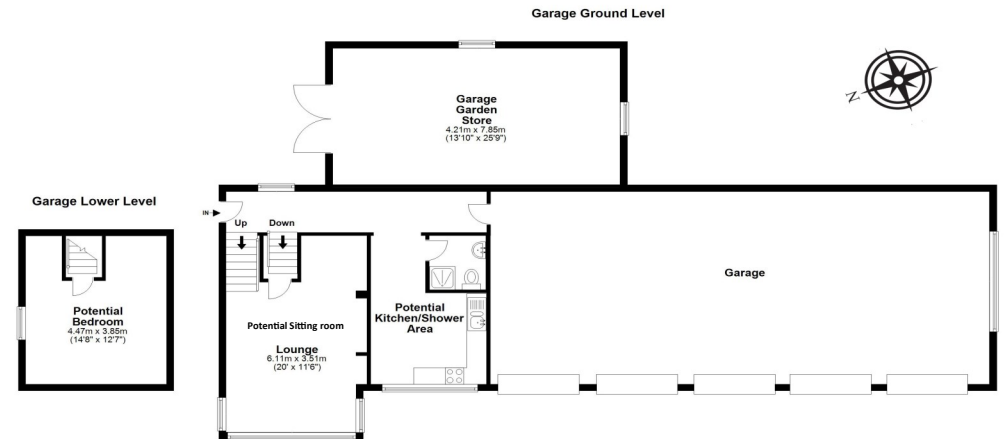




Proposed floor plan - Main house, first floor with the provision of a fourth bedroom



Proposed floor plan - The Coach House, six bay garage, annexe layout



Total area: approx. 178.7 sq. metres (1923.1 sq. feet)

FOR EXCLUSIVE USE BY MYDOLTON 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 CLEARANCE





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



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

Myddelton & Major