



£595,000 Guide Price

Abbots Ann Down, SP11 7BX

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

0333 577 0118



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# Step Inside

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## Property Description

Nestled on the outskirts of the tranquil village of Abbots Ann, this beautiful Cottage is a delightful semi-detached character home that has been lovingly maintained and thoughtfully enhanced over the last 20 years. Surrounded by the rolling Hampshire countryside, this charming three-bedroom property offers not only period charm but also modern living conveniences. Additionally, a detached one-bedroom annexe provides an ideal space for independent living, guests, or perhaps a home office, making this property incredibly versatile.

## Main Particulars

### Introduction

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### Property Information

The property presents a wonderful blend of old-world charm and modern enhancements, creating a homely yet luxurious space. The heart of the home is undoubtedly the light and airy open-plan kitchen and dining room, which has been meticulously designed with high-end appliances and quality fixtures. French doors invite an abundance of natural light, and lead seamlessly out onto a large, well-maintained patio—ideal for al fresco dining and entertaining. The kitchen is complemented by a separate utility room, complete with ample space for appliances and finished to the same exacting standards as the kitchen, offering convenience without compromising style.

The lounge is a warm and inviting space, featuring a charming log burner that adds character and warmth to the room, perfect for cozy winter evenings. Solid wood floors run throughout, providing a sense of timeless elegance. A snug, which could easily function as a study or occasional bedroom, adds further flexibility to the ground floor. The ground floor also benefits from a spacious entrance porch, ideal for coat and shoe storage, and a convenient cloakroom.

### First Floor

Upstairs, you will find three generously proportioned double bedrooms, each exuding its own charm. The master bedroom, with its beautiful countryside views, includes fitted wardrobes and a walk-in closet, providing ample storage while maintaining the room's elegant aesthetic. The remaining two bedrooms are equally well-sized, each

benefitting from far-reaching rural views and period features that echo the character of the property. The family bathroom has been updated to a modern standard, featuring a large walk-in shower, WC, and additional storage options, all controlled by an intelligent central heating system.

## Outside

The property is set on a generous plot that offers a range of outdoor spaces for relaxation and enjoyment. To the front of the house, a private driveway provides ample off-road parking for multiple vehicles, and features a convenient electric vehicle charging point. The block-paved driveway offers both practicality and curb appeal. The rear garden is a tranquil oasis, secluded and bordered by mature hedges and trees, offering both shade and sunlight throughout the day. A large wooden shed at the front of the property is ideal for garden storage, while a brick-built outbuilding at the rear could be used for storing logs, bicycles, or even be transformed into a workshop or studio. The neighbouring fields offer both breath-taking views and an ideal space for outdoor activities, whether for walking or children's play. The Hampshire trails run through this land, with easy access to scenic walks and just a 10-minute stroll into Abbots Ann.

## The Annexe

A particularly unique feature of this property is the detached one-bedroom annexe, positioned discreetly to the side and rear of the main house. Fully self-contained, this annexe offers its own living area, a double bedroom, a well-appointed galley kitchen with modern appliances, and a stylish wet room complete with shower and WC. This additional space has been finished to the highest standards, making it an ideal retreat for guests, an elderly relative, or even as a rental opportunity.

## Summary of Accommodation

Ground Floor: Spacious entrance porch, cloakroom, inviting lounge with log burner, snug/study, open-plan kitchen/dining room with French doors leading to the garden, and a separate utility room.

First Floor: Three double bedrooms, each with stunning countryside views; master bedroom includes fitted wardrobes and a walk-in closet. Family bathroom with modern fittings, large walk-in shower, and WC.

Annexe: Detached and fully self-contained with a double bedroom, living area, galley kitchen, and a wet room.

## Summary of Features

Beautifully extended semi-detached character cottage\* Detached one-bedroom annexe with independent living facilities \* Three generously sized double bedrooms, all offering countryside views \* Spacious open-plan kitchen and dining room with French doors leading to the garden \* Separate utility room and ground-floor cloakroom\* Private driveway with ample parking and EV charging point \* Expansive and secluded rear garden with mature borders\* Two useful outbuildings, ideal for storage or potential workshops \* Picturesque location with stunning countryside views from every window

#### General Information:

Tenure: Freehold

Central heating: Oil Fired. Modern, with intelligent control systems

Parking: Private driveway with electric vehicle charging point

Annexe: Fully self-contained and independently accessible

Appliances: High-end fixtures and appliances throughout the kitchen and utility spaces

#### Mileages for Nearby Areas:

\* Abbots Ann: 1.5 miles \* Andover: 4 miles \* Winchester: 19 miles \* Salisbury: 16 miles \* London: 77 miles (easy access via road and rail)

#### Location and Lifestyle Information

Located in the picturesque hamlet of Abbots Ann Down, surrounded by the stunning countryside for which Hampshire is renowned. The village itself offers a welcoming community atmosphere with a variety of amenities, including a highly regarded primary school, two traditional pubs, and numerous walking trails that wind through the beautiful rural landscape. Just a short drive away is Andover, which offers an ever-improving range of shopping, dining, and leisure facilities. For those who appreciate outdoor pursuits, the area is a haven for walkers, cyclists, and nature lovers, with many areas of outstanding natural beauty right on your doorstep.

The property also benefits from excellent transport links, with quick and easy access to major roads leading to London and the West Country. Rail connections from nearby Andover make commuting a breeze, while the nearby cities of Winchester and Salisbury offer a wide range of cultural, shopping, and educational opportunities. Abbots Ann Down is the perfect choice for those seeking a peaceful, countryside lifestyle while remaining well-connected to urban conveniences.



## Abbotts Ann Down, SP11

Approximate Gross Internal Area = 118.0 sq m / 1270 sq ft

Annexe = 39.0 sq m / 420 sq ft

Outbuilding = 7.9 sq m / 85 sq ft

Total = 164.9 sq m / 1775 sq ft



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 (ID1067922)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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