



EVANS & PARTRIDGE

THE CROFT, DAUNTSEY LANE
WEYHILL, ANDOVER















THE CROFT, DAUNTSEY LANE, WEYHILL, ANDOVER, HAMPSHIRE, SP11 8EB

A BRAND NEW THREE/FOUR BEDROOM, FOUR BATH/SOWER ROOM FAMILY HOME IDEAL FOR 3 GENERATION LIVING WITH GROUND FLOOR BED AND SHOWER ROOM AND A HIGH QUALITY FINISH FEATURING SPACIOUS LIGHT AND AIRY ACCOMMODATION SET BACK FROM THE ROAD WITH A GOOD SIZED GARDEN BACKING ONTO FARMLAND.

**RECEPTION HALL, LIVING ROOM, STUDY/BEDROOM FOUR, SHOWER ROOM, UTILITY
SUBSTANTIAL OPEN PLAN KITCHEN/DINING/LIVING ROOM WITH PART VAULTED CEILING
THREE DOUBLE BEDROOMS AND THREE BATH/SOWER ROOMS ON THE FIRST FLOOR
AIR SOURCE HEATING, UNDERFLOOR HEATING ON GROUND FLOOR
INTEGRAL CARPORT WITH EV CHARGING POINT
SMALL EXCLUSIVE DEVELOPMENT OF TWO CONTEMPORARY DETACHED HOUSES
VIEWS OVER FARMLAND TO REAR**

OFFERS INVITED AROUND: £765,000 Freehold

DESCRIPTION

A stylish detached brand new family house with a 10 year warranty; set back from the road with a good sized "dog proof" rear garden enjoying open views to the rear over farmland and countryside. There is an integral carport with EV charging point and further off road parking. The property has the benefit of air source central heating with underfloor heating downstairs. Fibre installed to the property with superfast Broadband. Easy access to the ground floor which could be adapted for accessible living. The accommodation comprises central hall, living room, separate large study/bedroom four, shower room and substantial full width open plan luxury kitchen with part vaulted ceiling, and folding glazed door to the main terrace and garden, this will be the main living space and ideal for entertaining. There is also a utility room with water softener. To the first floor there will be three large bedrooms each with its own bath/shower room.

LOCATION

The property is situated off Dauntsey Lane in Weyhill which offers everyday facilities including an excellent garden centre (Hilliers) with restaurant, butcher, deli and extensive farm shop. There is also a church, garage/shop, restaurant, craft centre and another farm shop. The A303 is also within easy reach, providing excellent road access to London and the West Country. Andover is approximately two miles away and offers a comprehensive range of shopping, education and leisure facilities. There is also a main line railway station offering a fast service to Waterloo and the cathedral cities of Salisbury and Winchester are both within approximately twenty miles, as is Basingstoke.

ACCOMMODATION

Entrance

(To the rear corner of carport) Contemporary outside light, post box, grey composite door with full height obscure glazed panel to one side into:

Reception Hall	Turning staircase with oak hand rail and high level chamfered balustrade rising to first floor. Large Velux sky light over stairwell. LED downlighters. Oak/glazed door to sitting room, similar door to access the open plan kitchen/breakfast room with adjoining living and dining area. Further doors to study/bedroom 4, shower room, pressurised hot water cupboard and small plant/electrics room.
Shower Room	White suite comprising wall hung basin, mixer tap, wide porcelain tiled with electric mirror above, deep drawer beneath. Low level WC with concealed cistern to one side. Sliding glass door to large enclosure with overhead and hand held shower attachments. Towel radiator. Window to side aspect. LED downlighters. Extractor fan.
Sitting Room	Dual aspect. Substantial picture window to the front aspect with view through to the lane/access drive. Further window to side aspect. LED downlighters.
Study/Bedroom 4	Dual aspect. Windows to front and side aspects. LED downlighters.
Open Plan Kitchen and Living	Kitchen/Breakfast Area: Deep stainless steel sink unit with mixer tap and quartz drainer. Quartz work surfaces with similar upstand and window sill. A comprehensive range of handleless soft close high and low level cupboards with matt, cream, grey and oak effect finishes. Integrated Neff dishwasher and recycling area. Full height deep larder and pantry cupboards. Integrated larder fridge and freezer. Eye level Neff hide and slide oven and grill. Neff combination oven to side with warming drawer beneath. Substantial island with polished granite ends and worktop. Long breakfast bar to one side, display recess at end with cutlery drawer above and storage beneath. The opposite side of the island has a comprehensive range of drawers. Inset Neff halogen hob with central extractor. LED downlighters. Window to side aspect. Wide folding glazed doors affording open distant views, access to the terrace and main garden. Door to utility. Wide opening into a large, light and airy Living/Dining Area: Dual aspect. High vaulted ceiling, glazed double doors to the rear aspect with far reaching views. Folding glazed doors to side aspect each opening onto terrace. High apex glazing at gable end.
Utility	Stone effect work surface with similar upstand into window recess. High angular window above. Inset stainless steel sink unit with mixer tap and drainer, cupboard beneath, appliance recesses to either side. Half glazed door to outside. High vaulted ceiling. LED downlighters. Door to understairs storage cupboard.
<u>First Floor</u>	
Central Landing	Balustrade overlooking stairwell. Loft hatch. LED downlighters. Oak effect doors to:
Principal Bedroom	A large double bedroom. Apexed glazed dormer window to front aspect. LED downlighters. Comprehensive range of cupboards built to one end extending into eaves storage. Central push door conceals the en suite.
En Suite	White suite. Wall hung wash hand basin with mixer tap and drawer beneath. Low level WC. Metro tiled splashback. Generous frameless glass and stone effect enclosure with overhead and hand held shower attachments. Wide towel radiator. LED downlighters. Extractor fan. Velux skylight.
Bedroom Suite 2	Double bedroom. Apex glazed dormer window to rear aspect affording fantastic far reaching rural views. LED downlighters. Door to:

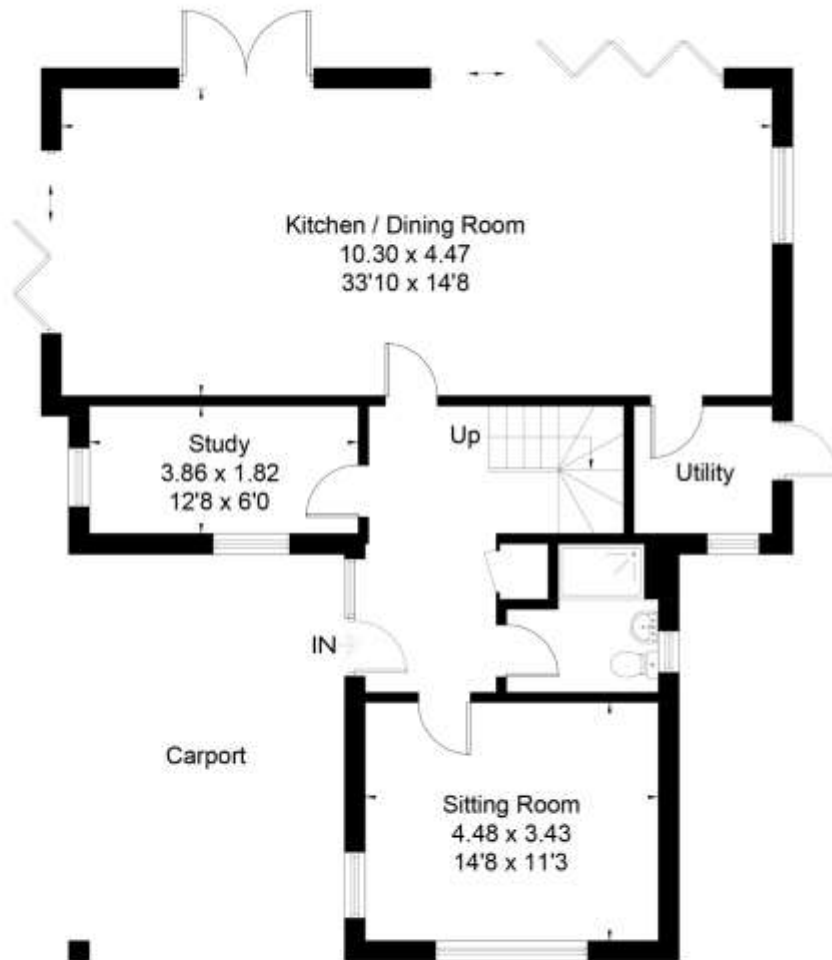
En Suite Shower Room	White suite. Wall hung wash hand basin with tiled splashback, mixer tap, circular electric mirror above and drawer beneath. Low level WC with concealed cistern, metro tiled splashback, towel radiator. Sliding glass door into large enclosure with overhead and hand held shower attachments. LED downlighters. Extractor fan.
Bedroom 3	Double bedroom. Apex glazed dormer window to front aspect. LED downlighters.
Family Bathroom	(Beside bedroom 3) White suite. Bath with mixer tap to one end. Mixer shower above and glass shower screen. Wall hung wash hand basin with mixer tap and deep drawer beneath. Low level WC with concealed cistern. Metro tiled splashback. Towel radiator. Velux skylight. LED downlighters. Extractor fan.
<u>Outside</u>	
Access	The property and its neighbour are set well back from the road off a long tarmac driveway, with wide bark covered borders and Laurel hedging to either side.
Front	To the front of the property there is a wide parking area for two large vehicles and access to the integral car port which stands on timber posts on a raised brick plinth. EV charging point. Bark covered borders, colourful flower border to the front with a variety of shrubs. Close boarded fencing and gate to one side of the property. Gravel path with grass verge leads round to:
Main Rear Garden	Two terraced areas surrounding the main living area leading onto a level lawn. The garden is well screened to either side by new close boarded fencing and to the rear by stock fenced post and rail fencing with hedging plants, affording open far reaching views.
Services	Airsource Heat Pump. Mains water, mains drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 8EB
Council Tax Band	To be confirmed.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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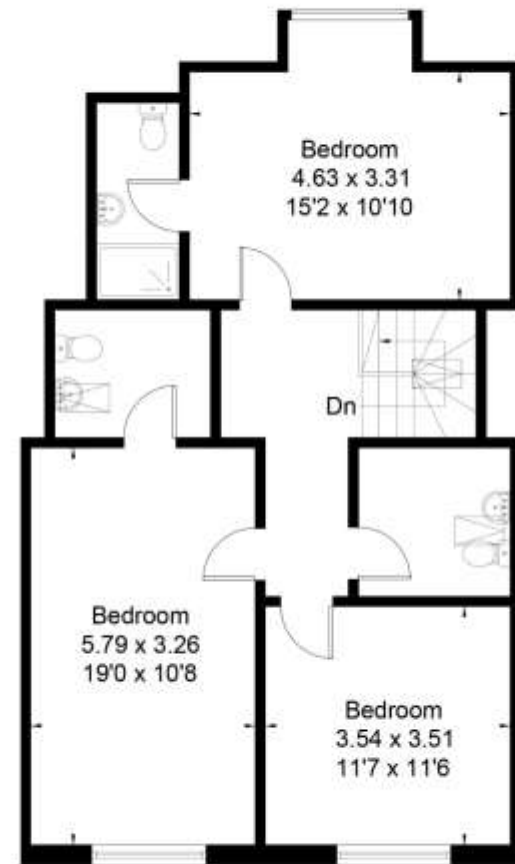
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Approximate Floor Area = 165.5 sq m / 1781 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #75301

Energy Efficiency Rating		Current	Potential
Very Good	A		106
Good	B	84	
Fair	C		
Below Average	D		
Poor	E		
Very Poor	F		
Worst	G		

England, Scotland & Wales