



EVANS & PARTRIDGE

FALLOWFIELD, BARNCROFT
APPLESHAW, ANDOVER















FALLOWFIELD, BARNCROFT, APPLESHAW, ANDOVER, HAMPSHIRE, SP11 9BU

**AN EXTREMELY SPACIOUS INDIVIDUAL DETACHED BUNGALOW WITH WELL PRESENTED VERSATILE ACCOMMODATION
EXTENDING TO JUST OVER 2,500 SQFT SITUATED AT THE END OF A QUIET CUL-DE-SAC WITH GATED DRIVEWAY AND
BEAUTIFULLY LANDSCAPED EASILY MAINTAINED WESTERLY FACING GARDEN WITH UNINTERRUPTED OPEN VIEWS**

**DECEPTIVELY SPACIOUS SINGLE STOREY LIVING
UNINTERRUPTED RURAL VIEWS
VERSATILE ACCOMMODATION
OFF ROAD PARKING AND DOUBLE GARAGE
NO CHAIN - VACANT POSSESSION**

GUIDE PRICE: £750,000 Freehold

DESCRIPTION

A substantial individual detached bungalow providing well-presented versatile accommodation with a kitchen/breakfast room, three reception rooms, excellent principal bedroom suite with sitting area, dressing room and en-suite bathroom, three further bedrooms (one en-suite) and shower room. There is an integral double garage with electric door separate study and utility. A main feature of this well situated property is the attractively landscaped rear garden and stunning open views beyond to the west.

LOCATION

The property is situated on the edge of the picturesque village of Appleshaw which has a fine old church, primary school, playing fields, village hall and pub. Andover, approximately four miles away, offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station with extensive parking providing fast services to Waterloo (65 minutes). The A303 is close at hand allowing convenient access to London and the West Country.

ADDITIONAL SCHOOLING AND RECREATION There is excellent preparatory private schooling in the area including Farleigh School, Pilgrim's School and Chaffyn Grove as well as Rookwood (from Nursery to Sixth form). For secondary education there is St Swithun's in Winchester and Godolphin in Salisbury in addition to the boys' and girls' grammar schools. There is excellent fishing on the River Test and golf courses in Longstock as well as two in Andover.

ACCOMMODATION

Entrance Porch

Tiled roof supported by timber posts. UPVC door with glazed panels to either side into:

Reception Hall	View through the entire property to countryside and fields beyond. Loft hatch (boarded with lighting). Coving. Spacious built-in cupboards. Panel door to drawing room. Small pane glazed double doors into kitchen/breakfast room. Hallway leading to principal bedroom suite and bedroom three. Further hallway leading to bedrooms two and four, shower room and integral double garage (with access to the study and utility room.)
Drawing Room	(Large reception room) Open fireplace with flue and coal effect gas fire to front (electric installation possible) granite surround and hearth with decorative mantelpiece. Built-in units with lighting to side of chimney breast. Wall light points. Coving. Small pane glazed double doors into kitchen/breakfast room. UPVC glazed double doors and glazing to either side into dining room/conservatory:
Dining Room/Conservatory	Constructed of brick plinths supporting UPVC double glazed elevations beneath a pitched glass roof with blinds and pendant light point. Window blinds. Quarry tiled floor. Fine views over the surrounding countryside. Glazed double doors into sun room.
Kitchen/Breakfast Room	1½ bowl sink unit with mixer tap and drainer. Roll top work surface with ceramic tiled splash back incorporating breakfast bar. Range of Shaker style high and low level cupboards and drawers incorporating glazed display cabinets with lights and shelving. Under cupboard lights. Integrated Neff oven/grill with Neff microwave above. Neff four ring hob with extractor hood above. Integrated fridge, freezer and dishwasher. Downlighters. Wall light points and pendant light point. Coving. Sliding patio door opening into:
Sun Room	Constructed of brick plinths beneath a glass roof. Folding glazed doors with windows to either side opening into the garden with stunning country views. Wall lights. Ceiling and window blinds. Sliding glazed door into principal bedroom.
Principal Bedroom Suite	(Large dual aspect double bedroom)
Sitting Area	Wall lights. Coving. Arch into bedroom. Panel doors into dressing room and en-suite bathroom.
Bedroom	Bay window to rear aspect with stunning open views. Coving. Wall lights.
Dressing Room	Hanging rail with shelf above. Ceiling lights. Coving.
En-Suite Bathroom	White suite comprising panelled bath with mixer tap and tiled surround. Wash hand basin with cupboards beneath. Low-level WC with concealed cistern. Tiled floor with underfloor heating. Walk-in wet area with shower, mosaic tiled floor. Downlighters. Window to front aspect. Part tiled walls. Chrome towel radiator.
Bedroom Suite 2	(Double Bedroom) Bay window to rear aspect with country views. Wall light points. Coving. Built-in wardrobe cupboard. Panel door into:
En-Suite Bathroom	White suite comprising tile encased bath with tiled surround, shower and glass screen. Wash hand basin with cupboard beneath. Low-level WC. Window to side aspect. Downlighters. Coving. Part panelled walls and dado rail.
Bedroom 3	(Double bedroom) Bay window to front aspect. Coving. Wall lights.
Bedroom 4	(Single bedroom) Bay window to front aspect. Coving. Wall lights.

Shower Room	White suite comprising pedestal wash hand basin and low-level WC. Shower enclosure. Window to front aspect. Part tiled walls. Downlighters. Towel radiator. Coving. Wall light. Extractor fan.
Integral Garage Door	Remotely operated roller door to front. Painted concrete floor. External door to side aspect. Lighting and power points. Tap. Oil fired boiler. Pressurised hot water cylinder. Panel doors to study and utility room
Study	Window to front aspect. LED down lighters. Coving.
Utility Room	Roll top work surface with tiled splashback. Recess and plumbing for washing machine and space for dryer etc. Wall cupboards. Coat hooks. Window to front aspect. Ceramic tiled floor. Downlighters. Coving.
Outside	Open access off Barncroft through wrought iron gates onto herringbone block paved driveway providing ample parking. The front boundary is screened by brick walls and stone capped brick piers with wrought ironwork between. Path to either side of property into main rear garden. Small side garden area with Indian bean tree (Catalpa). Fencing to boundary. Oil tank. Two sheds.
Main Rear Garden	Beautifully landscaped formal garden and terrace. Two ornamental ponds linked by rill/rockery. Well stocked borders with roses. Specimen trees and topiary shrubs. The rear boundary is enclosed by a low hedge allowing glorious uninterrupted country views to the west. External power point. External tap.
Services	Mains electricity, water and drainage. Oil fired central heating and water. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Council Tax Band	E
Directions	SP11 9BU

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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Approximate Area = 233.6 sq m / 2514 sq ft



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 320582

Energy Efficiency Rating	
Current	Potential
G	G
F	F
E	E
D	D
C	C
B	B
A	A

Rating of 100: 100% energy efficient
 Rating of 0: 0% energy efficient
 England, Scotland & Wales
 EU Climate Labelled