



**EVANS & PARTRIDGE**

**NETHERDALE**  
**SALISBURY ROAD, ABBOTTS ANN**

















# **NETHERDALE, SALISBURY ROAD, ABBOTTS ANN, ANDOVER, HAMPSHIRE, SP11 7NX**

**A EXTENDED DETACHED BUNGALOW THAT HAS BEEN COMPLETELY MODERNISED AND RESTYLED PROVIDING SPACIOUS BEAUTIFULLY PRESENTED ACCOMMODATION STANDING IN A LARGE PLOT APPROACHING THIRD OF AN ACRE.**

**EXCELLENT VILLAGE SHOP, SCHOOL AND TWO PUBS  
APPROACHING A THIRD OF AN ACRE  
FULL MODERNISED  
EXTENSIVE PARKING  
WELL ENCLOSED GARDENS  
OPEN PLAN LIVING - FOUR DOUBLE BEDROOMS**

**OFFERS INVITED AROUND: £675,000 Freehold**

## **DESCRIPTION**

A large detached bungalow with fully modernised accommodation extending to over 1700 sq ft together with a pre-fab double garage and extensive gated driveway. The plot extends to about 0.3 of an acre with the main, well enclosed garden lying to the rear. Internally the space has been reconfigured and comprises porch, reception hall, large open plan living room with separate dining area including a bar. A spacious central kitchen/breakfast room with integrated appliances and a separate adjoining utility. The principal bedroom features the dressing room and well appointed shower room. There are three additional bedrooms (one en suite) and a family bathroom.

## **LOCATION**

The property is situated on the edge of the village set back off the A343 linking Andover and Salisbury. Abbots Ann is a highly sought after village and offers two public houses, church, newly built primary school, award winning community post office and store and nearby garden centre. Andover, approximately three miles away, provides a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station with fast services to London (Waterloo in just over one hour). There is also a main line railway station at Grateley, approximately five minutes drive away. The A303 is close at hand allowing convenient access to London and the West Country and the cathedral cities of Winchester and Salisbury are both within about twenty minutes' drive.

## **ACCOMMODATION**

### **Entrance**

Oak frame tiled porch standing on oak topped brick plinths, part vaulted ceiling, part oak clad with oak clad gable. Sandstone tiled flooring. Two downlighters. Grey UPVC/obscure glazed door with similar panel to side leading into:

<b>Central Reception Hall</b>	Porcelain tiled flooring and skirting. Pendant light point. High cupboard housing meter and fuse box. Door into deep cloaks cupboard with hanging rail and coat hooks. Wide opening into kitchen/breakfast room. Further access to inner hall and door to principal bedroom suite.
<b>Kitchen/Breakfast Room</b>	Large and ideal for family life. Long timber effect work surfaces with similar upstands and peninsular with breakfast bar to one side. An extensive range of midnight blue handleless, high and low level cupboards and drawers including a range of pan drawers. White ceramic 1½ bowl sink unit with drainer, mixer tap and Insinkerator. Two large built in Neff ovens each with grill and deep separate warming drawer beneath. Integrated larder fridge and freezer. Integrated dishwasher. Display shelving. Chrome drying rail. Porcelain tiled flooring and skirting. LED downlighters. Access into utility area. Access to side of peninsular where there is space for a breakfast table and wide opening into:
<b>Main Reception Area</b>	A substantial dual aspect double reception room ideal for entertaining and opening onto the garden. A living room with separate formal dining area.
<b>Living Room</b>	Aluminium frame folding glazed doors open onto the rear terrace and main garden. Raised barrel shaped log burning stove with exposed flue and porcelain hearth. Textured slate feature wall behind with tall windows to either side of the chimney breast. Ceiling and wall light points. Central deep inset carpet with porcelain margin tiling. Wide opening into:
<b>Formal Dining Area</b>	Space for large entertaining table. Two windows overlooking the rear garden. Long matt black work surface/bar and serving area with inset circular stainless steel sink and corner mixer tap. Integrated drinks fridge with ice box and second dishwasher. High and low level cupboards and dark glazed china storage. Porcelain tiled flooring and skirting. Ceiling and wall light points.
<b>Utility</b>	Oak block work surface. Inset Belfast sink unit with central mixer tap, a range of high and low level cupboards including a tall shelved pantry cupboard. Space and plumbing for washing machine with room above to stack dryer. Water softener. Porcelain tiled flooring and skirting. Half glazed door to rear garden. Window to side aspect. LED downlighters and loft hatch.
<b>Principal Bedroom Suite</b>	Large square double bedroom. Picture window to front aspect. Ceiling and bedside lights. Floating bedside tables with drawers and open storage beneath. Panelled door to en suite shower room. Further similar door into:
<b>Dressing Room</b>	Window to front aspect. Engineered oak flooring. Comprehensive storage to one wall including a number of hanging rails, chest of drawers and high level box storage. Large mirror with shelf below to far end.
<b>En Suite Shower Room</b>	Large and well appointed. Contemporary raised wash hand basin with side mixer tap on floating wash stand with storage beneath. Electric mirror above. Low level WC with concealed cistern. Walk in tiled wet area with coloured glass screen to one side, central floor drain and overhead and handheld shower attachments. Fully tiled walls and floor. Matt black towel radiator. Obscure glazed window. LED downlighters and extractor fan.
<b>Inner Hallway</b>	Pendant light point. Loft hatch. Porcelain tiled floor and skirting. Doors to remaining bedrooms and family bathroom.

<b>Bedroom 2</b>	Double bedroom. Window to side aspect. Ceiling light point and sliding door conceals:
<b>En Suite Shower Room</b>	White suite comprising wash hand basin with side mixer tap, tiled splashback, electric mirror above and cupboard beneath. Low level WC. Folding glass door into a large shower enclosure with overhead and handheld attachments. Narrow chrome towel radiator. Tiled floor and skirting. Downlighters. Extractor fan.
<b>Bedroom 3</b>	Large square double bedroom. Window to front aspect. Pendant light point.
<b>Bedroom 4</b>	Window to front aspect. Pendant light point. Oak effect flooring. Wall mounted storage.
<b>Family Bathroom</b>	Large and well appointed. Feature high profile ceiling and Velux sky light and sensor up lights. White suite, panelled bath with mixer tap/handheld shower attachment to one end. Contemporary raised wash hand basin with mixer tap on wash stand with double cupboard beneath, electric mirror and shaver socket above. Low level WC with concealed cistern and cupboard to one side. Large glass/Travertine tiled shower enclosure with overhead and handheld attachments. Travertine tiled flooring and part tiled walls. Chrome towel radiator. LED downlighters. Extractor fan.
<b><u>Outside</u></b>	
<b>Front</b>	Wide access off road onto tarmac apron with fenced reveals leading to a five bar gate onto a substantial full width gravel driveway providing comprehensive parking for numerous cars. Sleeper retained evergreen and tree border to the front screening the road. Further similar raised planters to either side of the entrance porch. Double doors to garage/workshop (prefabricated) lying to one side of the property with additional parking to the front. To the far side of the property timber double gates lead round to the rear garden
<b>Rear Garden</b>	Raised Sandstone terrace over vertical sleeper sides ideal for barbeques and entertaining, stepping down onto a good sized level lawn well, enclosed by hedging and fencing. Mature apple tree, raised vegetable beds extend behind the garage. Further raised planters for shrubs and herbs by composite deck outside utility. Outside lights and tap.
<b>Services</b>	Mains electricity, water, drainage and gas. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP11 7NX
<b>Council Tax</b>	E

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
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Approximate Floor Area = 160.2 sq m / 1724 sq ft  
 Garage = 24.7 sq m / 266 sq ft  
 Total = 184.9 sq m / 1990 sq ft



### Ground Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #84105

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
40	40

England, Scotland & Wales