



**EVANS & PARTRIDGE**

**58 MONTGOMERY ROAD**  
ENHAM ALAMEIN, ANDOVER

















# 58 MONTGOMERY ROAD, ENHAM ALAMEIN, ANDOVER, HAMPSHIRE, SP11 6HB

A SPACIOUS WELL PRESENTED FIVE BEDROOM FAMILY HOME WITH LOFT AND SOUTH FACING GARDEN IN A TUCKED AWAY POSITION TOWARD THE TOP OF A WELL ESTABLISHED CLOSE

NO CHAIN / READY TO BUY  
RECEPTION HALL AND CLOAKROOM  
THREE RECEPTION ROOMS - KITCHEN / DINER - UTILITY  
FIVE BEDROOMS TWO EN SUITE - FAMILY BATHROOM  
SPACIOUS LOFT  
LARGE DOUBLE GARAGE  
QUIET SETTING NEAR OPEN COUNTRYSIDE

**ASKING PRICE: £645,000 Freehold**

## DESCRIPTION

A modern detached family home in a quiet location set back from the close with parking and a large detached double garage. The property has one of the largest plots on the development with a wrap around garden with the rear terrace and lawn enjoying a southerly aspect. This well presented accommodation comprises reception hall and cloak room, dual aspect living room with classic fireplace and log burning stove; separate sitting room which could be used as a dining room or ideal playroom/study, open plan kitchen/dining room with adjoining utility. On the first floor there are five double bedrooms, two have en suite shower rooms and there is a family bathroom with jacuzzi bath. There is also the convenient benefit of a built-out loft, the largest room in the house and a versatile space that could well suit different requirements.

## LOCATION

The property is situated in the village of Enham Alamein which has an award winning convenience store and post office within a couple of minutes walk. Offering the best of both worlds, countryside walks and a children's playground are both within a couple of hundred metres and there is a large retail park including Tesco Extra two miles away. The nearby town of Andover offers a comprehensive range of shopping, educational and leisure amenities as well as a mainline railway station providing fast services to London Waterloo in just over one hour. The A303 is close at hand allowing convenient road access to London and the West Country. Newbury to the north is within approximately fifteen minutes drive.

## ACCOMMODATION

### **Entrance**

Wide covered entrance porch. Gravel borders. Central path to part glazed hardwood door leading into:

### **Reception Hall**

Two windows to front aspect either side of front door. Staircase with balustrade to side rising to the first floor. Ceramic tiled flooring, LED downlighters. Panelled doors to living room, sitting room, study, open plan kitchen/dining room and cloakroom.

<b>Cloakroom</b>	White suite: pedestal wash hand basin and low level WC. Chrome towel radiator. Part tiled walls, tiled floor, ceiling light point and extractor fan. Door to understairs storage cupboard with tiled floor.
<b>Living Room</b>	A good sized dual aspect reception room. Open fireplace housing log burning stove with inset polished granite surround, raised stone hearth and mantelpiece. Picture window to rear aspect overlooking the main garden. Further window to side aspect. Ceiling coving, LED downlighters.
<b>Sitting Room</b>	Potentially an ideal play room. Picture window to front aspect. Pendant light point and ceiling coving.
<b>Study</b>	Picture window to front aspect. Pendant light point. Coving.
<b>Kitchen/Dining Room</b>	Open plan and light and airy. Stainless steel 1½ bowl sink unit with mixer tap and drainer. Long stone effect, roll top work surfaces including peninsular section dividing dining area, the remaining with tiled splashbacks and window sill. A range of matt grey high and low level cupboards and drawers. Eye level Neff double oven with grill. Four ring gas hob with stainless steel extractor fan and light above. Integrated fridge, Kenwood dishwasher. LED downlighters. Ceramic tiled flooring. Picture window to the rear aspect overlooking the main garden. Door to utility. Opening to side of peninsular to:
<b>Dining Area</b>	Space for large table and dresser. Wide glazed double doors with glazed panels to either side onto the rear terrace and garden. Ceramic tiled flooring continues. LED downlighters.
<b>Utility</b>	Roll top work surface, inset stainless steel sink with drainer, tiled splashback, cupboard beneath and recesses to either side for appliances. Wall hung Potterton mains gas fired boiler. Ceramic tiled flooring. Space for tall fridge/freezer. Half glazed door to outside. Fuse box. Ceiling light and extractor fan.
<b>First Floor</b>	Spacious central landing, ceiling coving, LED spotlights. Wide turning staircase with balustrade to side rising to second floor. Deep airing cupboard, slatted shelving to front and large pressurised hot water cylinder behind with expansion tank.
<b>Principal Bedroom</b>	Large double bedroom. Picture window to front aspect. Built in double wardrobe. Central ceiling light/fan, ceiling coving. Panelled door to:
<b>En Suite Shower Room</b>	Ceramic wash hand basin on Travertine tiled sill with cupboard beneath. Low level WC with concealed cistern. Opening to side of glass screen into walk in shower area with overhead and handheld attachments. Deep bottle recess. Tiled floor and walls. LED downlighters. Extractor fan. Obscure glazed window to front aspect.
<b>Bedroom 2</b>	Double bedroom. Picture window to front aspect. Built in double wardrobe. LED downlighter, ceiling coving and panelled door into:
<b>En Suite Shower Room</b>	White suite: pedestal wash hand basin, low level WC. Glass door into tiled shower enclosure, tiled flooring, part tiled walls. Wide sill with shaver socket above. Obscure glazed window to front aspect. LED downlighters and extractor fan.
<b>Bedroom 3</b>	Double bedroom. Picture window to rear aspect. Pendant light points, ceiling coving, mirror and built in double wardrobe cupboard.



<b>Bedroom 4</b>	Double bedroom. Window to rear aspect. Ceiling coving and pendant light point.
<b>Bedroom 5</b>	Double bedroom. Picture window to rear aspect. Pendant light point, ceiling coving.
<b>Family Bathroom</b>	White suite including luxury double ended jacuzzi bath with inset LED lights. Raised corner mixer tap and retractable handheld jet. Fully tiled surround with large inset mirror above. Wash hand basin with mixer tap on wash stand with cupboards and drawers beneath. Low level WC to one side. Slate tiled flooring incorporating LED lights. Fully tiled walls, LED downlighters, extractor fan. Obscured glazed window to side aspect. Chrome towel radiator. Underfloor heating.
<b>Second Floor</b>	Landing. Obscure glazed window to side aspect. Pendant light point and panelled door to:
<b>Games Room/Bedroom 6</b>	A substantial reception room or potential bedroom space with three large Velux windows to one side. Central LED downlighters. Deep alcove and a number of doors into eaves storage spaces.
<b><u>Outside</u></b>	
<b>Front</b>	The property has an excellent position tucked back from the close. Herringbone paved approach passing the neighbour and leading to a herringbone block paved parking area to the front of the double garage. Path to front entrance porch with lawned areas to either side and shrubs.
<b>Double Garage</b>	Large double garage. Two up and over doors to front with brick elevations beneath a tiled roof. Light and power connected. Open inside. Fencing to side of garage with a gate, which leads through to:
<b>Main Garden</b>	Extending to the side and the rear of the property. To the side there is a scalping border with surrounding paving dropping down onto lawn expanding to the rear of the garage where there is space for a summer house. Enclosed on the boundaries by tall close boarded fencing. To the rear of the house there is a generous Sandstone terrace with the benefit of a southerly orientation, ideal for barbeques and entertaining. Herbaceous border. Two variegated trees. Gently sloping lawn and fencing to the boundary. Shingle walkway to opposite side of the property. Outside light and tap.
<b>Services</b>	Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP11 6HB

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

**Tel. 01264 810702**

**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

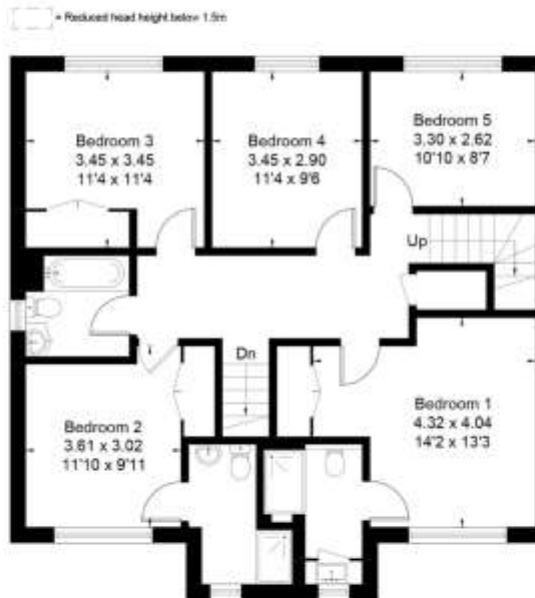
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)  
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

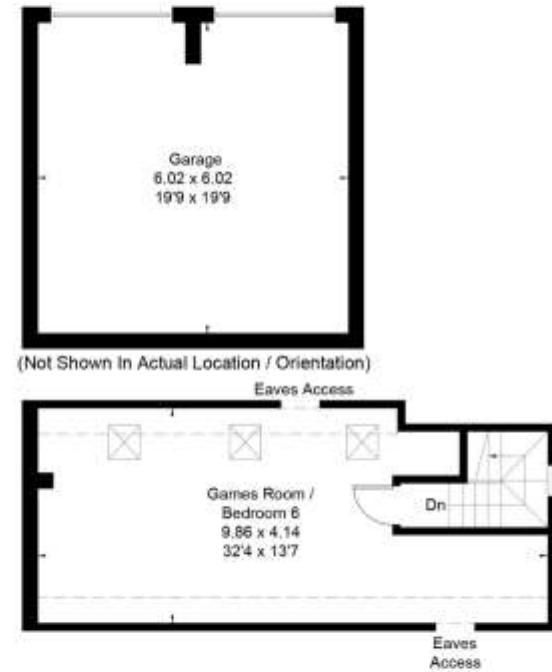
Approximate Floor Area = 217.2 sq m / 2338 sq ft  
 Garage = 36.0 sq m / 387 sq ft  
 Total = 253.2 sq m / 2725 sq ft



Ground Floor



First Floor



Second Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #85261

