



EVANS & PARTRIDGE

21 KINGSMEAD
ANNA VALLEY, ANDOVER











21 KINGSMEAD, ANNA VALLEY, ANDOVER, HAMPSHIRE SP11 7PN

**A DETACHED FOUR BEDROOM FAMILY HOUSE STANDING IN THE MIDDLE OF ITS MATURE LEVEL FIFTH OF AN ACRE PLOT
WITH WESTERLY FACING REAR GARDEN, SPACIOUS DRIVE AND INTEGRAL DOUBLE GARAGE**

**RECEPTION HALL AND CLOAKROOM
LIVING ROOM - DINING ROOM - STUDY
FITTED KITCHEN AND ADJOINING SEPARATE UTILITY
4 BEDROOMS - EN SUITE - FAMILY BATHROOM
WELL REGARDED AND ESTABLISHED CLOSE
FIBRE BROADBAND AVAILABLE**

GUIDE PRICE: £665,000 Freehold

DESCRIPTION

An imposing detached family house constructed of brick and tile hung elevations beneath a tiled roof. The well maintained and attractively presented accommodation comprises: a useful enclosed porch, central reception hall with cloakroom, triple aspect living room with fireplace and doors to the garden, dining room and separate study. There is also a well fitted kitchen and good sized adjoining utility with door linking into the integral double garage. The first floor features a good sized principal bedroom with en suite, three further bedrooms and a family bathroom. Outside the property is set back from the close with a good sized front lawn and spacious driveway. The main garden enjoys a westerly aspect.

LOCATION

The property is situated in a well established close on the edge of Anna Valley within a short walk of the village of Abbots Ann which has a public house, 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 Gaterley, 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

Wide tiled entrance porch on exposed posts. Paved flooring and overhead light. UPVC/obscure glazed door with obscure glazed panel to side into:

Enclosed Porch

Tiled flooring. Overhead light. UPVC/obscure glazed door with similar panel to side and above leading into:

Central Reception Hall	Turning staircase with wide half landing and window to side aspect rising to the first floor. Low door to understairs storage cupboard. Parquet flooring. Coving. Pendant light point. Panelled doors to living room, study, kitchen and cloakroom.
Cloakroom	L-shaped. White suite. Wash hand basin on corner washstand with cupboard beneath, mixer tap over, low level WC. Part tiled walls, tiled flooring, numerous coat hooks. Obscure glazed window. Pendant light point.
Living Room	A good sized triple aspect reception room. Central open fireplace with raised granite hearth and oak display sill above. Deep recess to one side of chimney breast. Wide bookshelves to opposite sides. Glazed double doors with full height glazed panels to either side opening onto the rear terrace and enjoying views over the main garden. Further windows to either side aspect. Parquet flooring. Ceiling coving. Central pendant light point. Open double doorway into:
Dining Room	Picture window overlooking the rear garden. Parquet flooring continues. Coving and pendant light point. Panelled door connects through to the kitchen.
Study	Window overlooking the front garden and part of the drive. Parquet flooring. Coving. Pendant light point.
Kitchen	Ceramic 1½ bowl sink unit with drainer and mixer tap. A range of Shaker style high and low level cupboards and drawers with some deep pan drawers. High level Neff double oven and grill. Siemens four ring gas hob with flush extractor fan and light above. Integrated undercounter day fridge. Recess and plumbing for washing machine. Roll top work surfaces with ceramic tiled splashbacks. Terracotta style ceramic tiled flooring. Ceiling spotlights. Picture window to front aspect. Further high window to side aspect. Panelled door into:
Utility	Useful and well proportioned. L-shaped long roll top work surface with ceramic tiled splashback. A further range of identical Shaker style high and low level cupboards and drawers. Open fronted display shelving and full height pantry/larder cupboards and tall broom store. Stainless steel sink with mixer tap and drainer. Ceramic terracotta tiled flooring. Space for tall fridge freezer. Recess and plumbing for washing machine. Further recess for dryer. Window to rear aspect. Spotlights. Plinth kick heater. Internal door into:
Double Garage	Constructed of cavity block and brick elevations beneath a tall tiled roof. Wide up and over door to front and driveway. Window and part glazed personnel door to rear garden. Power points, light and fuse box.

First Floor

Central Landing	Spacious and overlooking half landing and window to side aspect. Coving, pendant light point and loft hatch. Deep cupboard housing lagged copper cylinder with fitted immersion and slatted airing shelving. Further panelled doors to:
Principal Bedroom	A generously proportioned double bedroom with two windows overlooking the landscaped rear garden and beyond towards countryside. Pendant light point. Ceiling coving. Two built-in double wardrobe cupboards. Panelled door to:

En Suite	White suite. Ceramic wash hand basin with mixer tap and mirror fronted cabinet above with lights over. Further cupboards beneath and to one side with roll topped sill over. Low level WC with concealed cistern. Towel radiator. Sliding doors into large enclosure with Grohe mixer shower. Obscure glazed window to front aspect. Tiled floor. Tall shelved linen cupboard. Spotlights, extractor fan.
Bedroom 2	Double bedroom. Picture window overlooking the rear garden to countryside beyond. Folding doors conceal a wide built-in corner wardrobe. Ceiling coving and pendant light point.
Bedroom 3	Ceiling coving. Pendant light point. Built-in wardrobe and large window overlooking the front garden and driveway.
Bedroom 4	Window to side aspect. Built-in wardrobe to side of chimney breast with further door to deep alcoves. Ceiling coving. Pendant light point.
Family Bathroom	White suite. Ceramic wash hand basin with mixer tap. Mirror fronted cabinet above with light, double cupboard beneath. Low level WC with concealed cistern, roll topped long display sill above. Pea shaped bath with curved glass screen, overhead and handheld shower attachments. Tiled flooring. Floor to ceiling tiling. Obscure glazed windows. Towel radiator. Spotlights. Extractor fan.
Outside	Access off village close, five bar gate onto a generous tarmac driveway providing plenty of parking and access to garage.
Front Garden	The property is set back from the road with a good sized lawn to one side of the driveway. Specimen trees, large Conifers and an interesting variety of topiary shrubs. Mature Silver Birch to one corner. The front boundary is enclosed by post and rail fencing and a mature Beech hedge. The side boundaries are screened by low fencing and hedging plants. A shrub bordered paved path leads round to the side of the property where a gate opens into the:
Rear Garden	Brick edged, curved terrace area ideal for barbeques and entertaining. Concrete hardstanding behind the garage. A good sized level lawn with surrounding well stocked borders currently full of Hellebores and spring bulbs. A further abundance of shrubs, ornamental trees and two large old productive apple trees. Tall fencing and hedging to boundaries provide privacy. Tall L-shaped Conifers to one corner.
Services	Electric, mains water and sewerage, gas central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 7PN
Council Tax	F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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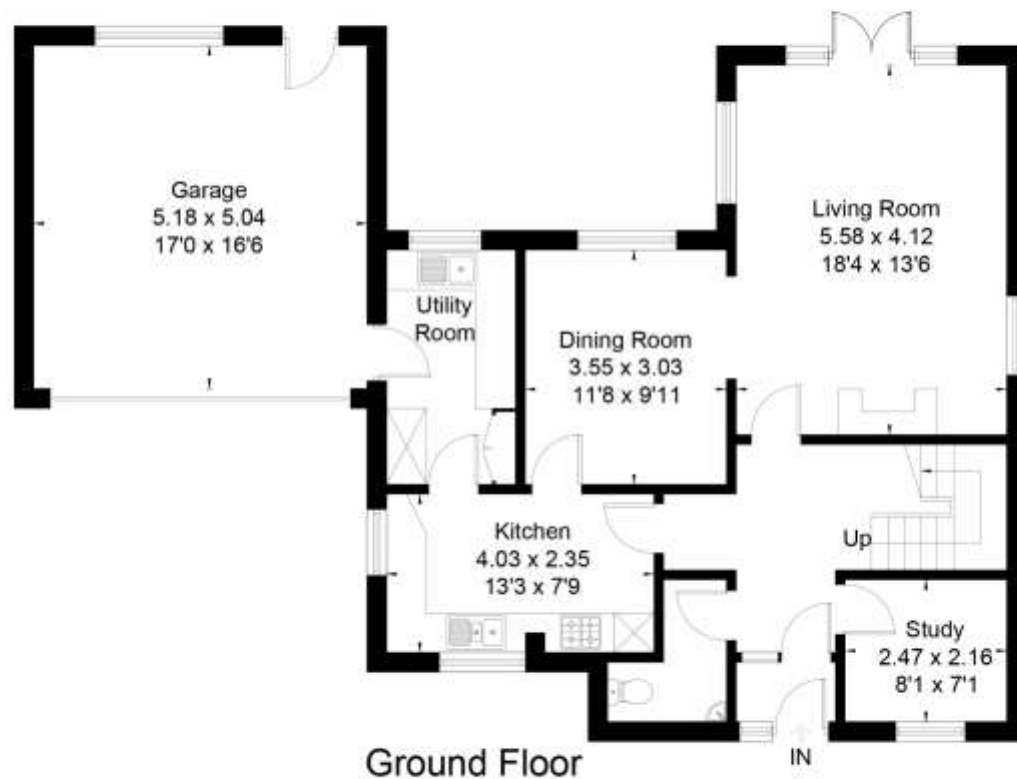
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Approximate Floor Area = 176.9 sq m / 1904 sq ft
(Including Garage)



 = Reduced head height below 1.5m



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 #87277

