



5 The Old Courtyard, Back Lane, Ragged Appleshaw, SP11  
9HQ  
Asking Price £475,000



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### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Nestled on the edge of the sought-after and picturesque Hampshire village of Ragged Appleshaw with views over open countryside, Graham & Co are delighted to offer for sale this impressive village property which has been built and finished to an extremely high specification by a well known local building company, renowned for high-end projects. The property itself offers open plan accommodation over two floors and benefits from an entrance hall with glass atrium, under floor heating and cloakroom; spacious open plan living room with fitted wood burner and double doors to garden; dining area with engineered oak flooring; fitted kitchen with built-in dishwasher, fridge/freezer, hob and oven with granite worktops and separate utility with space and plumbing for domestic appliances. To the first floor there are three bedrooms with the master having en-suite shower room and further separate family bathroom, all finished to a very high standard. The property is positioned in a courtyard with car barn providing covered parking and further parking space to front. The rear garden which has been beautifully landscaped and maintained with patio, lawn and an abundance of flower and shrub beds and views over open countryside. Very rarely do properties of this quality become available in such a sought-after location so early viewing is highly recommended.



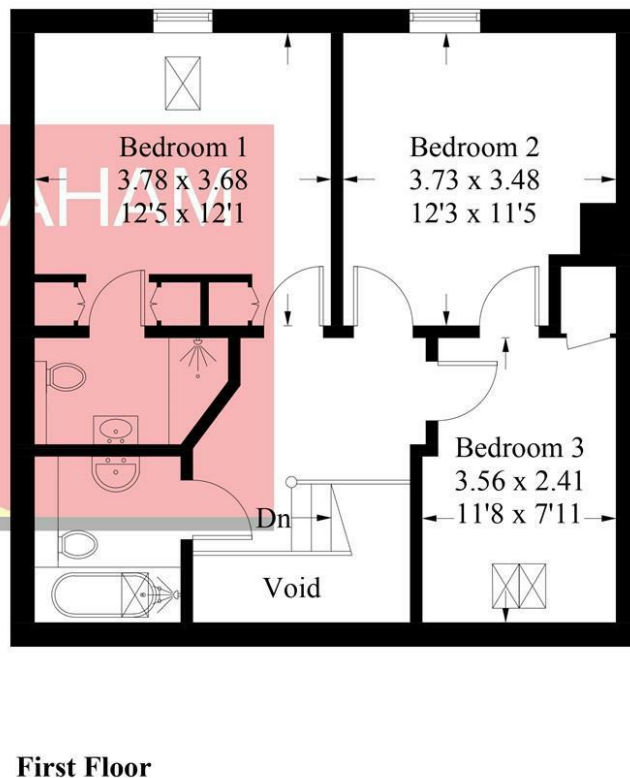
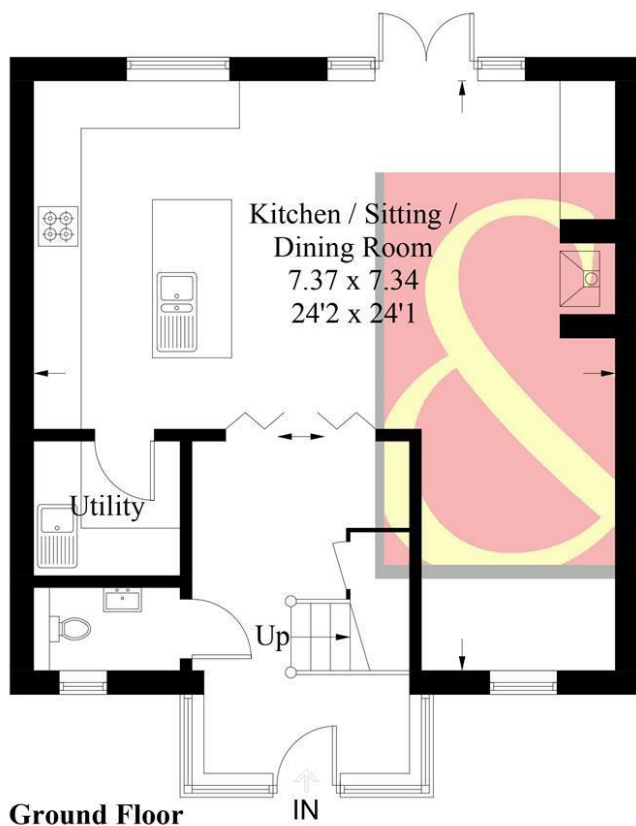


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



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Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft  
(Excluding Void)

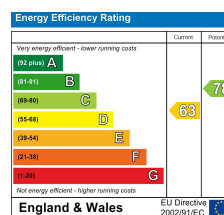


PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID633913)

### DIRECTIONS

Leave Andover on the A342 in a westerly direction. Proceed through the village of Weyhill and at the roundabout bear right signposted Devizes/Marlborough. Take the second turning on the right signposted Appleshaw. On entering the village, bear right at the village green and proceed to the end of this road. Turn sharp right and The Old Courtyard can be found on the right hand side.



Tax Band: D



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.