



Ramsbury 14 Little London, Andover, SP11 6JE
Offers In Excess Of £450,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Tucked away in a quiet leafy village no-through lane and just a short stroll from open countryside and woodland, we are delighted to offer for sale Ramsbury – a picturesque detached thatched cottage which has been sympathetically extended and modernised to provide flexible accommodation over two floors. The property is situated in North Wessex Area of Outstanding Natural Beauty and further benefits from being close to the well-regarded Smannell & Enham C E primary school. The property was re-thatched in July 2017 and recently double glazed. The accommodation comprises: entrance hall leading to open plan living/dining room with inglenook fireplace and feature log burner. There is a good sized, re-fitted kitchen/breakfast room, ground floor double bedroom and shower room. To the first floor there are two further bedrooms and bathroom. Outside the property is approached via a shingle driveway providing off-road parking for several cars. The garden is extremely secluded and is laid to lawn with patio area, flower and shrub beds, enclosed by fencing and hedging





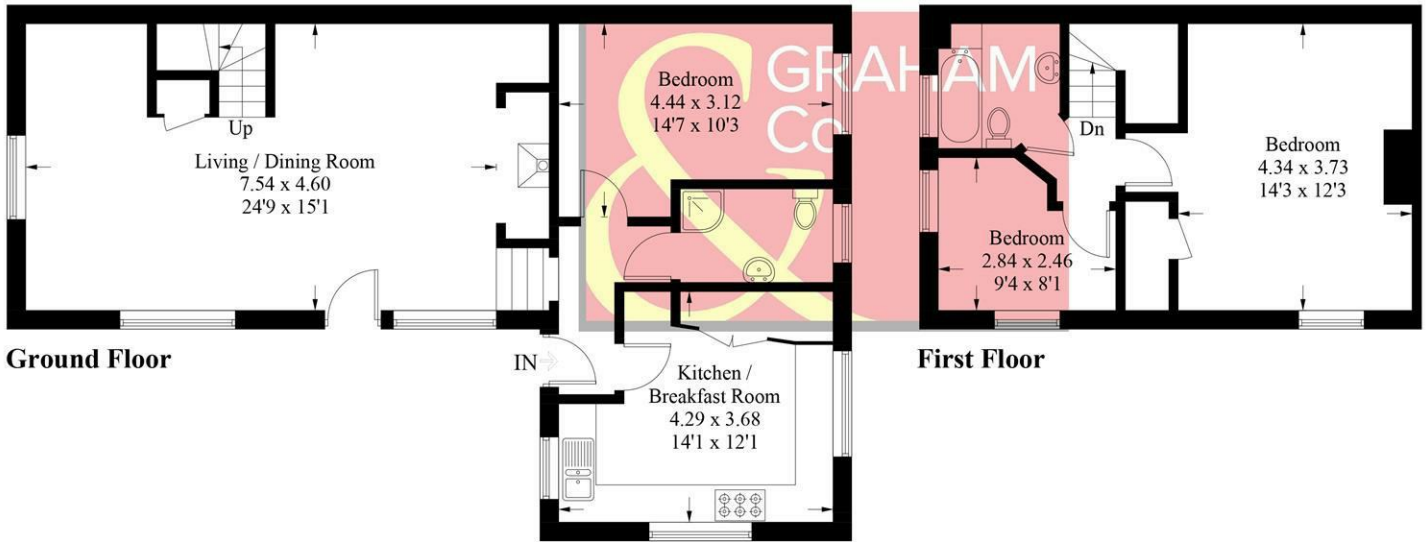
Ramsbury stands in an elevated position on a no through lane in the attractive hamlet of Little London surrounded by countryside, much of which is in an Area of Outstanding Natural Beauty and the surrounding countryside is renowned for its walking, riding and fishing.

The nearby village of Smannell has a village school, church and pub with Andover and Newbury providing a vast range of shops, restaurants, recreational and commercial services, together with trains to Waterloo and Paddington in about an hour.



Little London, SP11

Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft

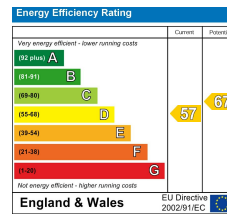


PRODUCED FOR GRAHAM AND CO

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 (ID697600)

DIRECTIONS

Leave Andover via the A343 towards Newbury. At the first roundabout turn right signposted Smannell and St Mary Bourne. Continue along this road until reaching The Oak Public House and bear left, after a quarter of a mile, follow the road into Little London. Take the first turning on your right hand side and follow the road up the hill where the property can be found on the right hand side



Tax Band: E



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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.

