



Sherwood Cottage , Little London, SP11 6JE
Guide Price £665,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away along a leafy lane in the picturesque hamlet of Little London, Graham & Co are delighted to bring to the market this stunning four bedroom detached thatch cottage having a wealth of character. The property itself benefits from an entrance hall and downstairs bathroom/utility room, sitting room, separate dining room, spacious drawing room and a modern fitted kitchen. To the first floor there are four bedrooms and a second bathroom. Outside a driveway provides off road parking leading to a double garage and workshop. The private rear garden is a feature of the property being south facing, well landscaped having patio area, lawn, abundance of mature flower and shrub beds all enclosed by hedging and fencing. Internal viewing is imperative for the character and accommodation to be fully appreciated.

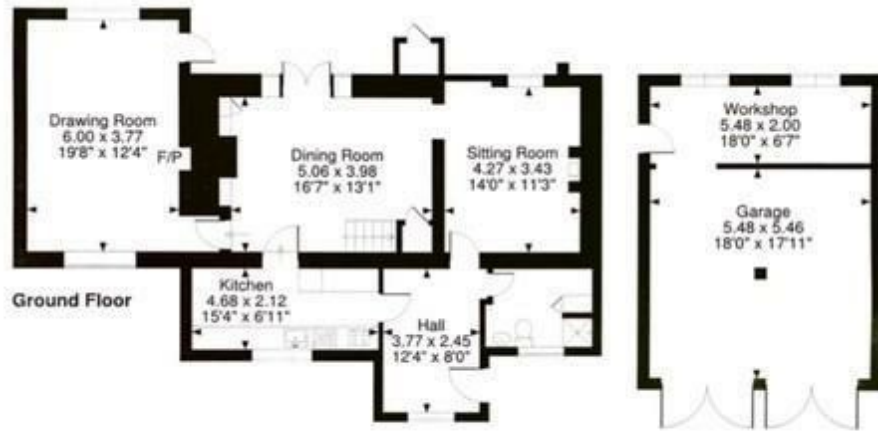
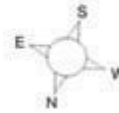




Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserves all within walking distance of the town 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.



Sherwood Cottage, Little London, Andover
 Approximate Gross Internal Area
 Main House = 1,680 sq ft / 156 sq m
 Garage = 449 sq ft / 42 sq m
 Total = 2,129 sq ft / 198 sq m
 Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			84
(81-94) B			
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: G



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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.

