



Linden Lea Barncroft, Appleshaw, Andover, SP11 9BU
Asking Price £825,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

This privately located country home benefits from outstanding south and westerly views over open countryside with various wildlife being seen on a regular basis including deer, fox, hares and wonderful birdlife ranging from kite to woodpeckers. The property itself has been designed to make the most of natural light and the outlook with the main rooms facing south or west. A wonderful vaulted ceilinged kitchen/breakfast room complements the living accommodation perfectly. The main bedroom benefits from French doors to the gardens and an en-suite shower room. Three further double bedrooms and family bathroom all make for a very comfortable family home. Linden Lea is tucked away at the end of Barncroft, a small private Close, a long drive terminates in a gravel sweep leading to the double car barn with an annex/studio over accessed via an external staircase with a wonderful westerly view.



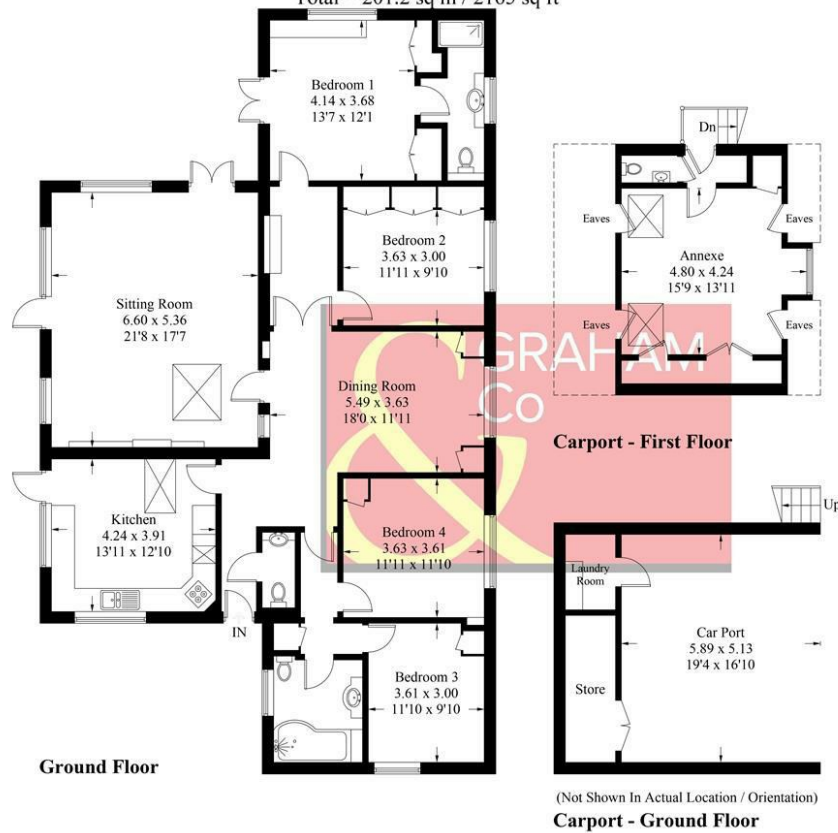


The picturesque village of Appleshaw is just five minutes from both Andover and Tidworth and only a couple of miles from the A303. This small parish lies on the Wiltshire/Hampshire border and includes the hamlets of Redenham and Ragged Appleshaw. The village itself boasts a thriving community, St Peter's Church of England primary school, village hall, recreation ground, The Walnut Tree Inn and church. The nearest train station can be found in Andover with services to London Waterloo in just over an hour.



Barncroft, SP11

Approximate Gross Internal Area = 168.2 sq m / 1810 sq ft
 Outbuilding = 33.0 sq m / 355 sq ft
 (Including Annexe / Excluding Carport)
 Total = 201.2 sq m / 2165 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 (ID988257)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B	84	86
(69-80) C		
(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: 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.

