



MONXTON, ANDOVER, SP11

Carter Jonas

DENE COTTAGE, MONXTON, ANDOVER, SP11 8AL

3 bedrooms • 2 reception rooms • Bathroom • Shower room • Kitchen • Utility • Garden • Garage • EPC rating E

PROPERTY

The accommodation is as shown on the floorplan and includes kitchen with an excellent range of fitted wall and base units and electric oven and hob. There is a separate utility room which doubles up as a boot room with plumbing for washing machine and plenty of space for a tumble dryer. The characterful sitting room includes a charming inglenook fireplace and there is a dining room off the kitchen and sitting room. There is also a useful cloakroom with shower downstairs.

On the first floor there are three bedrooms, one with ensuite bathroom which all have exposed beams and some with built in wardrobes.

OUTSIDE

The property has a garage which has potential to extend subject to obtaining the relevant planning consents. There is an exceptional and unique garden with a patio terrace with a further raised sun terrace area which offers a space ideal for outdoor relaxing or entertaining. There are then a series of steps which lead up to a lawned area with lovely views over the garden, house and beyond.

LOCATION

Monxton is renowned for its volume of attractive period properties and lies in the valley of the Pillhill brook, a tributary of the River Test. Dene Cottage is in the catchment of Amport Church of England Primary School rated 'Good' by Ofsted. Nearby Andover offers a comprehensive range of shopping, recreational and educational facilities which include a sports and leisure centre and College of Further Education as well as a main line railway station providing fast services to London (Waterloo) in just over one hour. The A303 is close at hand allowing convenient road access to London.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Oil fired central heating. Mains electricity and drainage.

Local Authority: Test Valley Borough Council. Council Tax Band E.

Viewing: Strictly via the agent Carter Jonas 01962 842742.

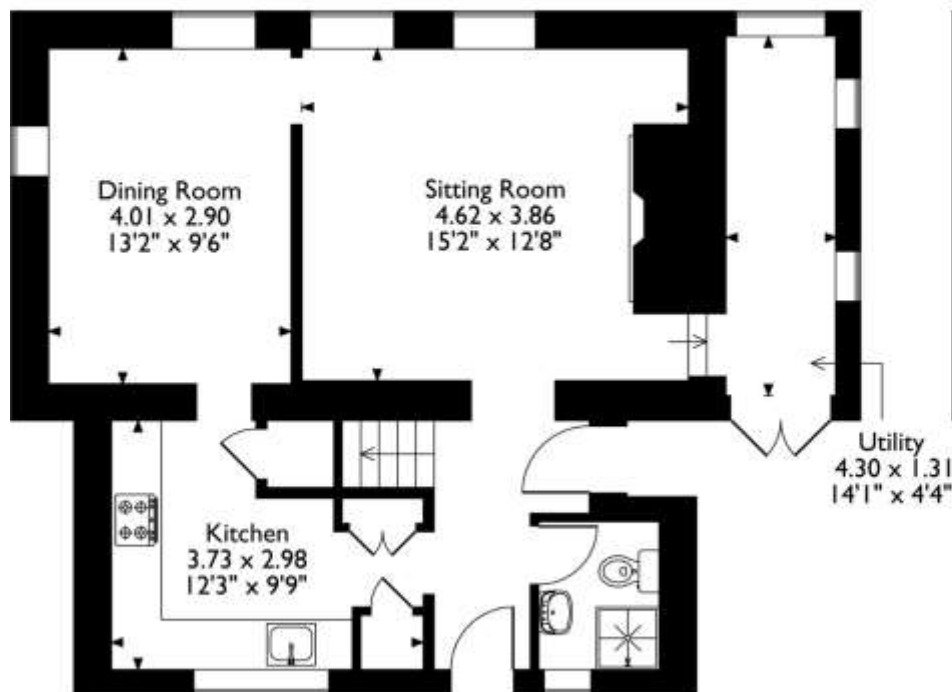
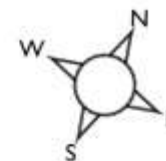
DENE COTTAGE IS A THATCHED AND GRADE II LISTED HOME WHICH IS SITUATED IN THE SOUGHT AFTER VILLAGE OF MONXTON AND IS THOUGHT TO DATE BACK TO THE 1750'S



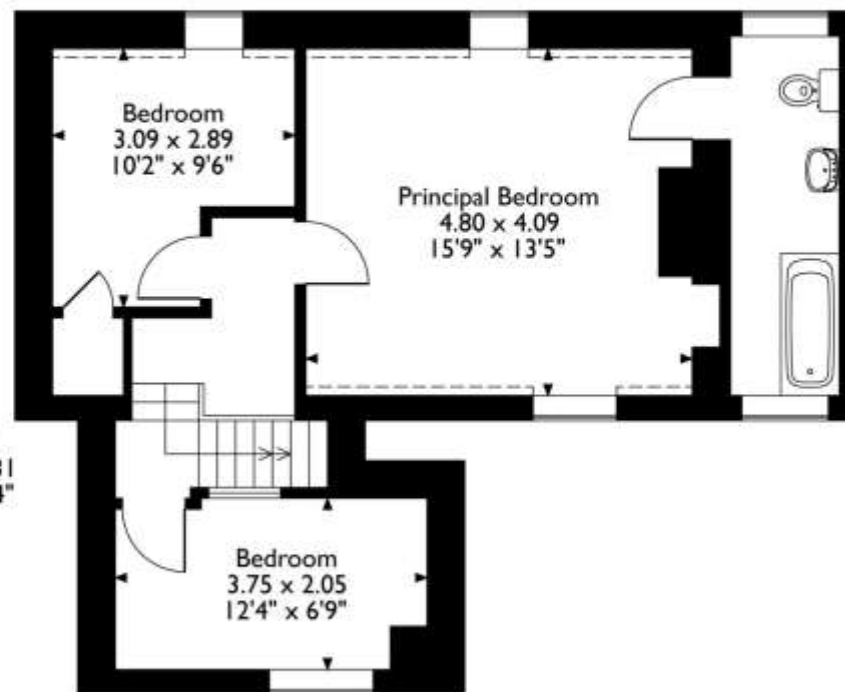


Dene Cottage, Monxton, Andover, Hampshire

Approximate Gross Internal Area 108 Sq M / 1162 Sq Ft

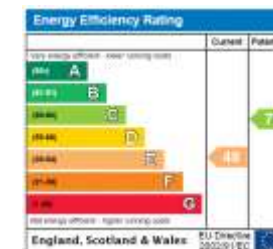


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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