



A SPACIOUS 4 BEDROOM FAMILY HOUSE WITHIN EASY REACH OF KEY COMMUTER ROUTES

THE FARMHOUSE, AMPORT FIELDS, ANDOVER, SP11 0BF

savills

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Kitchen/dining/family room ♦ living room ♦ cloak room
♦ study ♦ utility/boot room ♦ 4 first floor bedrooms
♦ dressing room ♦ 2 en-suites ♦ family bathroom ♦ gardens
♦ double integral garage ♦ parking ♦ garden store

The Property

The Farmhouse is an impressive detached family house with versatile accommodation and sitting beautifully in its plot overlooking the gardens and adjoining countryside. The house has excellent living space with the main accommodation leading off the hall with its galleried staircase. The triple aspect living room is well proportioned and has a wood burner and door to the garden. The study and cloak room lead off the hall as well as the hub of the house being the well-appointed kitchen/dining/family room, which is light and airy with its double aspect and views of the gardens. There is a useful utility/boot room which is accessed from the kitchen and has plenty of storage and links into the double garage. Upstairs there is a spacious landing which is ideal as a reading or study area. This gives access to a lovely master bedroom with en-suite bathroom and dressing room. There are three further bedrooms with bedroom 2 being en-suite and bedrooms 3 & 4 using the family bathroom.

Outside the gardens have been designed to complement the house and are mainly laid to lawn with mature shrubs, flower beds, fruit trees and a lovely terrace area with views over the gardens and adjoining fields. The house is approached via a driveway, leading to garaging and parking for a number of cars. There is also a useful garden store with power and access from either the front or rear.

The Location

Amport Fields is located on a rural lane on the edge of the village of Weyhill to the west of Andover. It is within convenient reach of the A303 for easy access to all major centres of Winchester, Newbury, Salisbury & Basingstoke. London Waterloo can be reached in about 70 minutes from Andover station (3.9 miles). Weyhill village benefits from its parish church, pub, and beautiful surrounding countryside providing excellent walks, running, and cycling.

Good secondary state and independent schools include Farleigh in Red Rice, Godolphin in Salisbury, Winchester College and St Swithuns in Winchester, and Marlborough College. There are also two Salisbury Grammars.



Additional Information

Tenure: Freehold

Services: Mains water, electricity and drainage. Air source heating.

Service Charge: There is an annual service charge to cover maintenance of the common areas and private sewer that leads to the mains. Further information is available from the agents.

Council Tax Band: G

Local Authority: Test Valley BC

Postcode: SP11 0BF

Directions: From A303 westbound: Come off the A303 at the A342 junction and follow signs to Marlborough. After 2 miles you come to Weyhill, take the second exit on the roundabout and follow the road for 1 mile and turn left and then immediately left again down Dauntsey Drove. After a short distance turn left into Amport Fields and The Farmhouse is first on your right.

Fixtures and fittings: The garden furniture, ornaments and wire structures will be removed.

Energy Performance

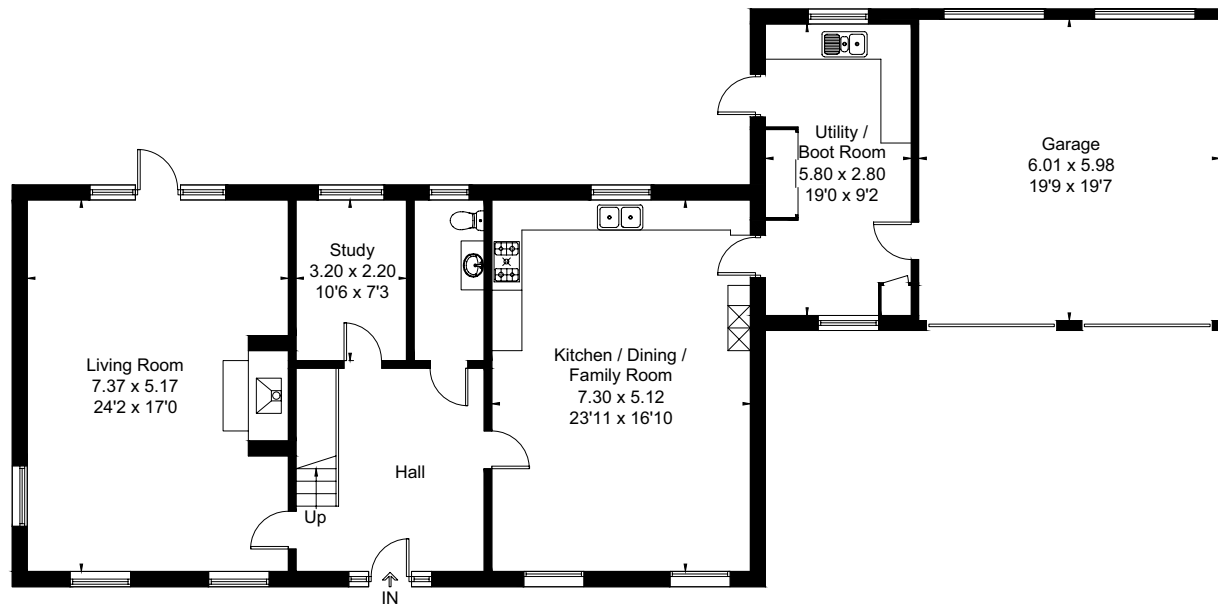
A copy of the full Energy Performance Certificate is available on request.

Viewing: Strictly by appointment with the sole agents Savills.
Tel: 01635 277700



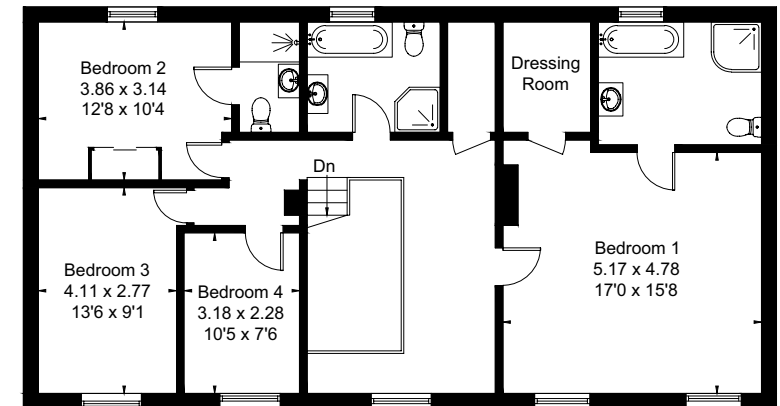
FLOORPLANS

Approximate Area = 232.6 sq m / 2504 sq ft
 Garage = 35.9 sq m / 387 sq ft
 Total = 268.5 sq m / 2891 sq ft
 Including Limited Use Area (1.9 sq m / 20 sq ft)



Ground Floor

Area = 125.4 sq m / 1350 sq ft
 (Limited Use Area = 1.2 sq m / 13 sq ft)



First Floor

Area = 107.2 sq m / 1154 sq ft
 (Limited Use Area = 0.7 sq m / 7 sq ft)

Savills Newbury

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