



# CATTLE LANE FARM

25 CATTLE LANE • ABBOTTS ANN • ANDOVER • HAMPSHIRE • SP11 7DS







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A SUBSTANTIAL DETACHED FAMILY HOME WITH A RANGE OF OUTBUILDINGS SET IN GROUNDS  
EXTENDING TO ABOUT 1.4 ACRES

## ACCOMMODATION

Reception Hall • 3 Reception Rooms • Utility/Boot Room • Study

Games Room • 6 Bedrooms • 3 Bathrooms

Double Garage • Garden Room • Covered Storage Area

Driveway and Turning Area • Attractive Front and Rear Gardens



### **Savills Winchester**

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## SITUATION

Cattle Lane Farm is situated within the popular village of Abbots Ann which comprises a number of period houses and offers a range of local amenities including a public house, church, shop and post office. There is a highly rated primary school within the village and Farleigh Prep, a co-educational school for children of 3 to 13 years, is located in nearby Red Rice. The village also has a popular nursery for pre-school children. The towns and cities of Andover, Stockbridge, Winchester and Salisbury offer a wide range of award winning restaurants and public houses, retail and leisure facilities. Locally, there is fishing on the chalk streams of the River Test, a tennis club, sailing and water sports on the Solent and wonderful walking and horse riding within the local conservation area, as well as two popular playgrounds within the village.

## DESCRIPTION

Cattle Lane Farm enjoys a tucked away position on the outskirts of the village of Abbots Ann. The main house comes with some deceptively spacious accommodation extending to a little over 4,000 sq. ft. The accommodation is principally laid out over the ground floor and includes a generous reception hall which provides access to the principal reception spaces including the sitting room with its deep bay window and large central fireplace. Off the hall is access through to the dining room which has an attractive outlook over the rear terrace and gardens with large glazed doors providing access out. The kitchen/breakfast room with its range of floor and wall mounted units including cupboard and drawer sections and work surfaces over is a real hub of the house and with its separate breakfast area is well laid out for family living. The utility/boot room is centrally positioned

with door out to the rear gardens and comes with a range of units and space for appliances. Adjacent to the front door is the study, ideally situated for working from home. The main bedrooms are positioned off this wing of the house and include the master bedroom suite with en suite bathroom and walk-in wardrobe. The three remaining bedrooms at ground floor level are serviced by the family bathroom at ground floor level. A staircase from the dining room rises up to the first floor where there is a substantial games room which provides an excellent space particularly for those with larger families and a great area for recreation and relaxing. There are two further bedrooms on this floor, both of which are serviced by the bathroom on this level. This area of the house could clearly be used as an integral annexe area or for those needing to providing accommodation for au pair or nanny. A particularly flexible arrangement offering great space.





## OUTSIDE

The property is approached via a gateway which opens out onto a gravel drive and provides parking and turning for numerous vehicles. There is a further section of drive which leads around to the garaging towards the rear where there is further space for parking and range of outbuildings. The gardens at the front are attractively screened by a mature hedgerow and are principally laid to lawn. The more formal gardens lie to the rear of the property and include a terrace area which is immediately accessed off the dining room and with attractively planted borders and ornamental pond. The lawns lead up to the large paddock to the rear which provides excellent turn out facilities and can also be accessed via the outbuildings. A really fine package and one which offers a real lifestyle opportunity.

## ACCOMMODATION

See floor plans.

## TENURE

Freehold.

## SERVICES

Mains electricity, water and drainage.

## OUTGOINGS

Council Tax – Band G.

## LOCAL AUTHORITY

Test Valley Borough Council.

## DIRECTIONS (SP11 7DS)

Exit the A303 heading south-west along the A343, continue straight across at the roundabout and then take the next turning right into Cattle Lane. Follow the road along where Cattle Lane Farm will be found some distance along on the right-hand side.

## ENERGY PERFORMANCE

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

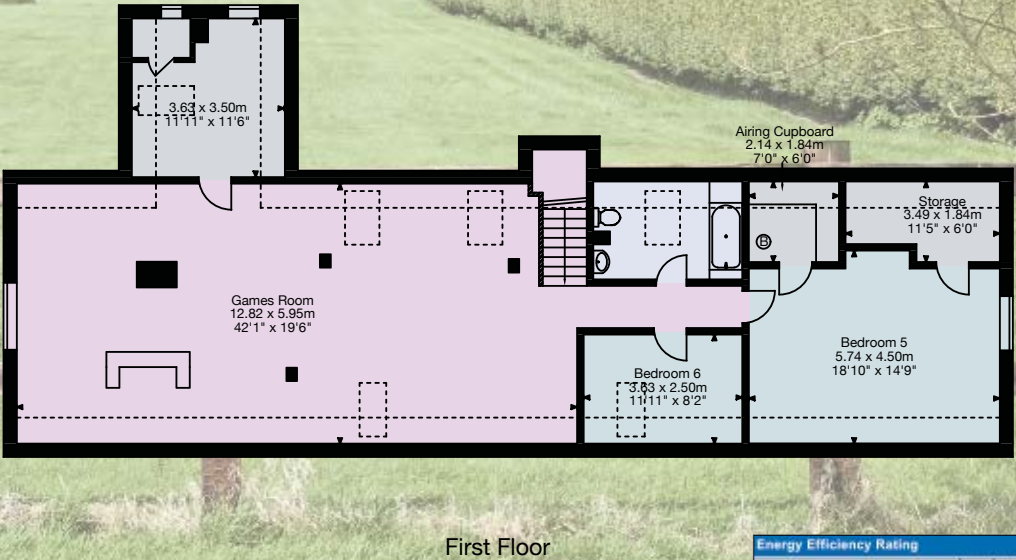
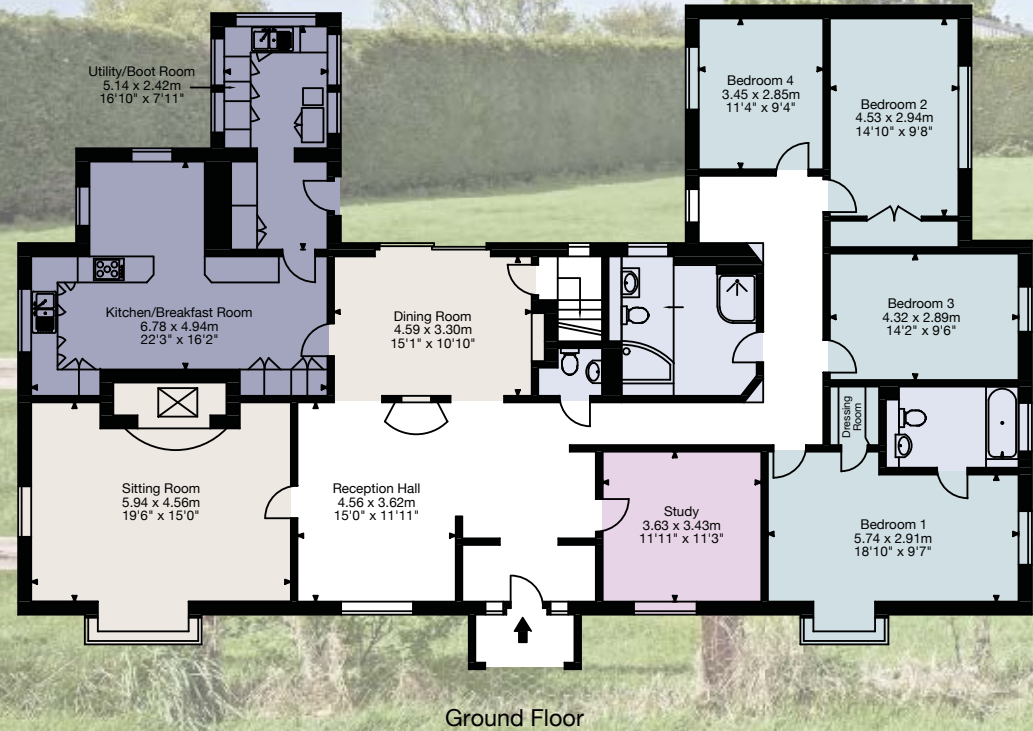
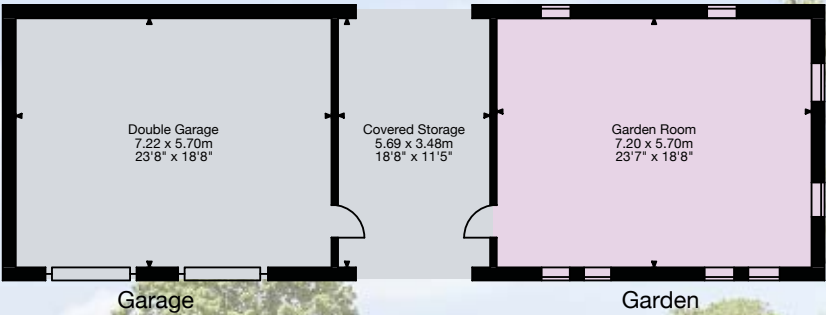
## VIEWING

Strictly by appointment with Savills.

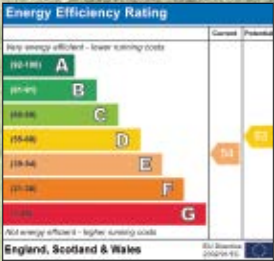




**Cattle Lane Farm, 25 Cattle Lane, Abbots Ann,  
Andover, Hampshire SP11 7DS**  
**Gross internal area (approx)**  
**Main House** 381 sq m/4,099 sq ft  
**Garden Room** 41 sq m/441 sq ft  
**Garage** 41 sq m/443 sq  
**Total Area** 463 sq m/4983 sq ft



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