



An attractive four bedroom Grade II listed cottage

Newcott, Monxton, Andover, Hampshire, SP11 8AH

Freehold

savills

Kitchen/breakfast room • Sitting room • Dining room
• Conservatory • Cloakroom • Principal bedroom with
en suite • Three further bedrooms • Family bathroom
• Double garage • EPC = E

Situation

Newcott is located in the picturesque village of Monxton, through which flows the Pilhill Brook, a tributary of the River Test. This charming village benefits from a village church and shares a highly regarded pub and primary school with the neighbouring village of Amport. The village of Abbotts Ann lies approximately 1 mile to the south east, where further facilities can be found including an excellent village shop and post office. Grateley, 3 miles south west, has a main line station and service to London Waterloo. The cathedral towns of Winchester and Salisbury offer a wide range of shopping, recreational and schooling facilities, and Andover to the north provides further amenities including a mainline railway station (Andover to Waterloo 71 minutes). Road services in the area are particularly good, with the A303 to the north and the A34 and M3 to the east. These provide superb access to the West Country, the Midlands, London and the South Coast, including Southampton International Airport some 30 miles away.

Description

Newcott is a period cottage offering a fabulous living environment. The generous sitting room with its wealth of exposed ceiling timbers is a room of great character and the fireplace is a real focal point creating a welcoming living space. The conservatory is a more recent addition and provides a light and bright area, ideal for everyday living and entertaining and offering a great outlook over the gardens. The kitchen/breakfast room comes with a range of floor and wall mounted units with cupboard and drawer sections and work surfaces over, this area links in well to the dining room/snug which provides a flexible living space.

There are three bedrooms on the first floor including the principal bedroom with en suite. The family bathroom services the remaining bedrooms. Bedroom four is on the second floor.





Outside

The south-facing gardens lie to the rear of the property and provide a fabulous backdrop. Immediately adjoining the rear of the property is a terraced area providing the perfect space for outdoor entertaining. From here lawns extend down to the double garage which can be accessed from the garden. The gardens have been attractively planted giving a good degree of interest for throughout the year.

Tenure

Freehold

Services

Main water, electricity and drainage. Oil fired heating. Bottled gas for cooker.

Outgoings

Council Tax Band E

Post Code

SP11 8AH

Local Authority

Test Valley Council

Energy Performance

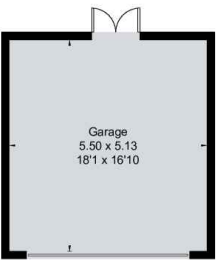
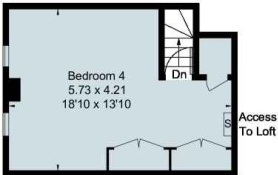
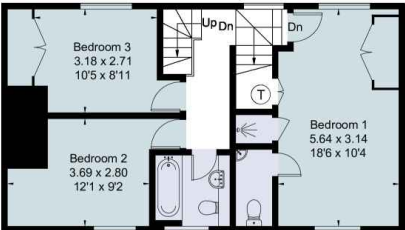
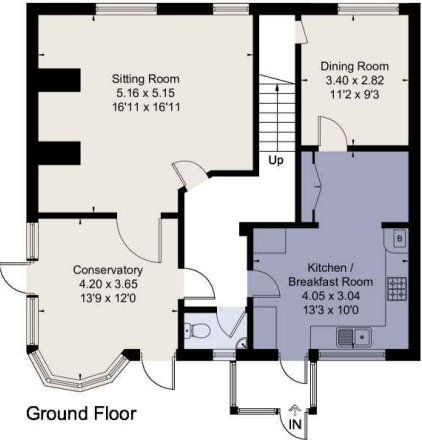
A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



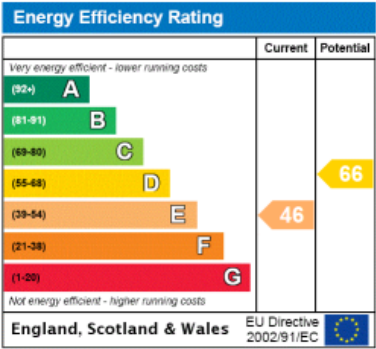
Approximate Floor Area = 169.8 sq m / 1828 sq ft
Garage = 28.3 sq m / 305 sq ft
Total = 198.1 sq m / 2133 sq ft



(Not Shown In Actual Location / Orientation)

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