



Little London, Andover  
Hampshire, SP11

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A charming character property with far reaching views

**Hamptons International**

72 High Street, Winchester, Hampshire, SO23 9DA

Sales. 01962 842030

winchester@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Master Bedroom | Two Further Bedrooms | Kitchen/Breakfast Room | Sitting Room | Dining Room |  
Family Bathroom | Garage | Driveway With Parking For Several Cars | Garden

**Guide Price £485,000 Freehold**

## Description

A charming detached property of great character dating back we understand to the 1600's. Boasting a wealth of period features, the accommodation comprises a sitting room with exposed beams, inglenook fireplace with wood burning stove whilst the second reception room features panelling, an open fireplace and exposed beams. The twin aspect kitchen/breakfast room has a range of fitted units and access to the garden. The 28ft hallway incorporates a study area and leads to the vaulted bathroom with a rolltop bath and shower over. The master bedroom benefits from a triple aspect and a wonderful outlook over the garden. Bedrooms 2 and 3 are of comparable size accessed via a separate staircase.

## Outside

The property is approached via a gravel driveway providing off road parking for several vehicles. The garden lies on all sides of the property and incorporates an area of attractive box hedging and a grated brick well. There is a large expanse of lawn, established beds of flowering shrubs and several fruit trees and bushes. There is also a greenhouse, summer house and garage.

## Location

Occupying an extremely tucked away position on the fringes of the well regarded hamlet of Little London which itself is surrounded by many acres of fine countryside, the property is in an Area of Outstanding Natural Beauty making it an ideal setting for those with an interest in country pursuits. Local amenities can be

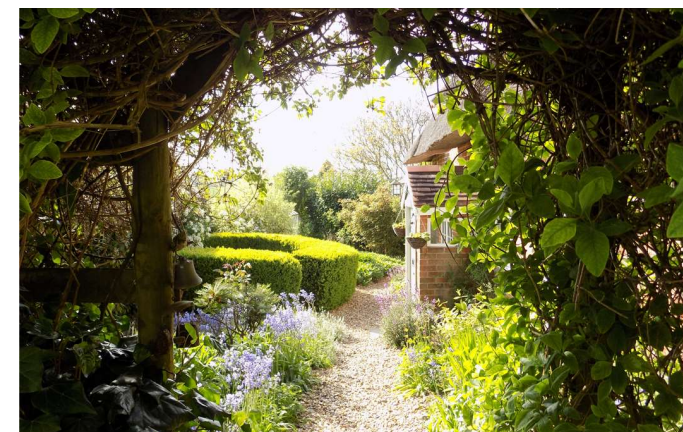
found in the villages of Enham Alamein and Hurstbourne Tarrant with the town of Andover providing a more extensive range of facilities including a mainline station with services into London Waterloo.

## Additional Information

Local Authority: Test Valley Borough Council

Services: Mains water and electricity, oil fired central heating, private drainage.

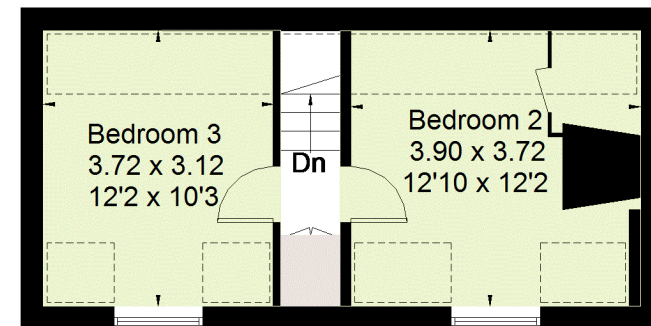
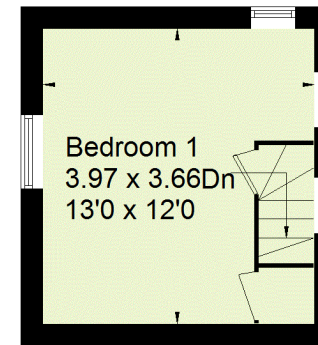
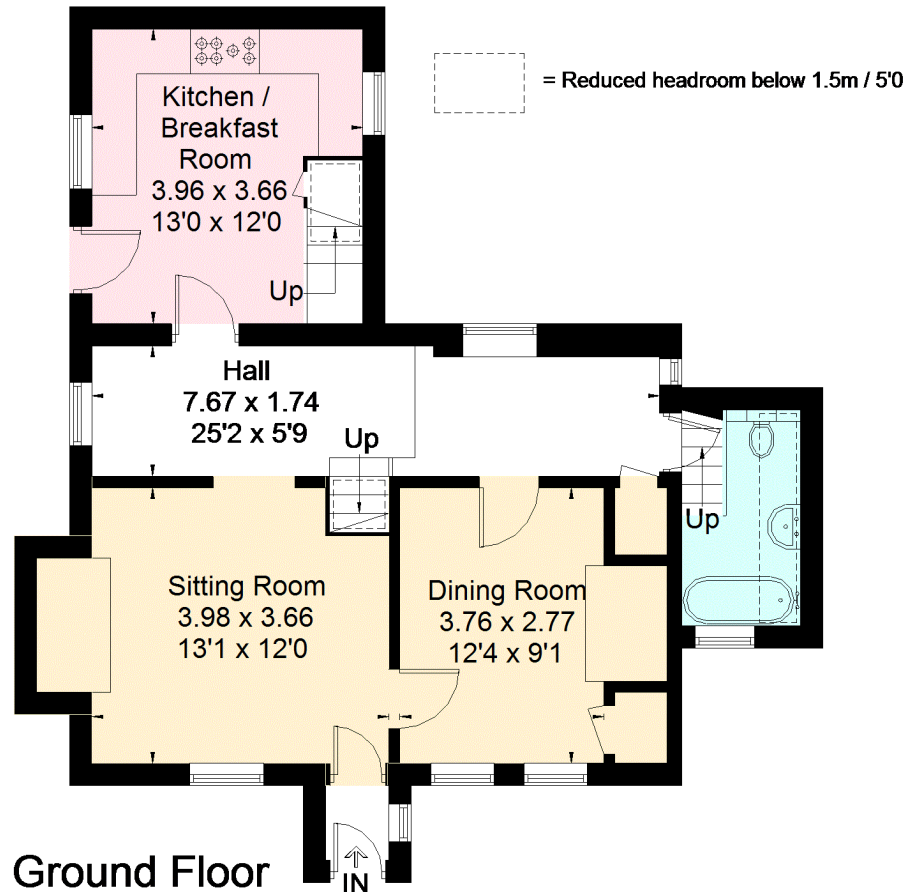
AGENT NOTE: Please note that the property is owned by an employee of Hamptons International.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# Little Thatch, Little London, Andover

Approximate Gross Internal Area = 110.9 sq m / 1194 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 204203

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



