

For Sale

Upon instructions of THE RECEIVER

**LANDWOOD
GROUP**



MONKS FOYLE COTTAGE, MONXTON, ANDOVER, HAMPSHIRE SP11 8AL

Three bedroom Grade II detached cottage

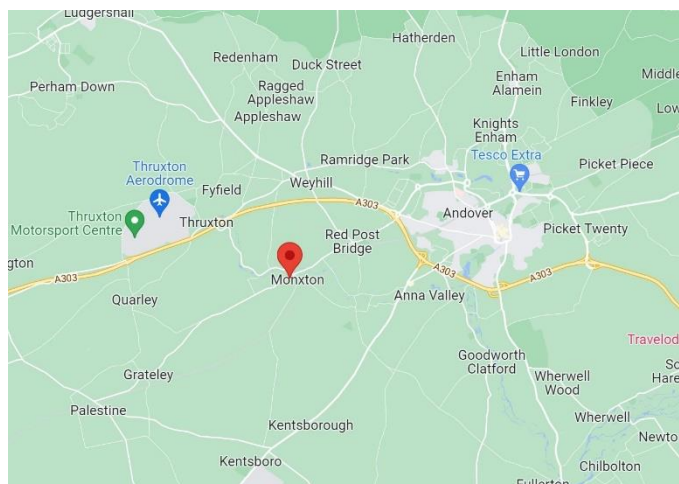
- Three bedroom detached cottage
- Character and charm
- Large detached double garage and workshop/office
- Village location in conservation area
- Plot is 0.27 acre
- Andover 3 miles to the east
- Available with vacant Possession and no chain

Landwood Group,
Lancaster Buildings,
77 Deansgate,
Manchester, M3 2BW

T: 0161 967 0122
F: 0161 710 2050
W: www.landwoodgroup.com

CONTACT

James Ashworth
0161 967 0122
james.ashworth@landwoodgroup.com



Location

The property is situated within the sought after village of Monxton, at the junction of Green Lane and Abbotts Anne Lane.

The nearest town is Andover, whose centre is approximately 3 miles to the east, providing retail, food and leisure amenities, plus access to the A303 and Andover railway station which is on the West of England main line. The travel time to London Waterloo is just under an hour and 15 minutes.

The North Wessex Downs ANOB lies close by to the north.

Monxton is a traditional village, characterised by many thatched properties and is within a conservation area. Local schools are all rated outstanding or good by Ofsted.

Description

A Grade II Listed character cottage, constructed of part brick and flint/part white washed elevations, mainly beneath a thatched roof with a single storey extension under slate to the front.

The accommodation comprises a small entrance hall, through to a dining room, with the living room and lounge to the right and the kitchen and bathroom to the left. Stairs lead to the first floor and the three double bedrooms, with principal bedroom having a walk in wardrobe. Whilst bedroom 3 is accessed through bedroom 2, the latter is large enough to offer scope to form a passageway to the third bedroom. In addition, there may be potential to create an en-suite shower room within the wardrobe (all alterations would be subject to obtaining any necessary consents).

The property's ground floor benefits from good ceiling heights throughout, attractive fireplaces, limestone floor tiles and exposed timber beams.

The landscaped garden is south east facing and at the opposite end to the house is a detached double garage with a separate adjoining workshop/office.

Tenure Information

Freehold.

Legal Costs

Each party will be responsible for their own legal costs.

Accommodation

Note: As the seller has no first-hand knowledge of the property we cannot confirm if the various fireplaces and chimneys are in use and interested parties should rely on their own enquiries.

GROUND FLOOR:

ENTRANCE HALL: featuring a terracotta tiled floor, exposed ceiling joists.
DINING ROOM: 5.05m x 4.95m (16'7" x 16'3") – featuring an attractive open fireplace, with a cast iron wood burning stove, whitewashed wood beams and shelving to one side of the chimney breast.

LIVING ROOM: 3.88m x 3.83m (12'9" x 12'7") – featuring brick inglenook fireplace and attractive oak bressumer above and exposed ceiling timbers.

LOUNGE: 3.82m x 3.00m (12'6" x 9'10") – featuring a corner fireplace and exposed ceiling timbers.

KITCHEN: 6.42m x 2.75m (21'1" x 9'0") – featuring a twin Belfast style sink, Neff appliances (un-tested) and terracotta flooring. Fitted kitchen providing many useful features such as high and low level cupboards, drawers and shelving, storage and wine racking.

BATHROOM: featuring fully tiled walls and floor, with a double ended bath, low level WC and pedestal wash hand basin and heated towel rail.

FIRST FLOOR:

LANDING: featuring exposed purlin.

PRINCIPAL BEDROOM: 3.98m x 3.79m (13'1" x 12'5") – featuring lath and plaster ceiling, high and low level built-in cupboards to one side of chimney breast and walk in cupboard/wardrobe to side of main chimney.

BEDROOM TWO: 4.05m x 3.77m (13'3" x 12'4") – featuring brick fireplace with cast iron grate and lath and plaster ceiling.

BEDROOM THREE: 4.03m x 3.14m (13'3" x 10'4") – provides access to loft via hatch.

OUTSIDE:

DOUBLE GARAGE WITH WORKSHOP/OFFICE: 6.03m x 5.45m (19'9" x 17'11") & 5.44m x 2.08m (17'10" x 6'10")

Price

Offers over £525,000.

EPC

Energy Asset Rating TBC. Possibly exempt as a listed building.

Viewings

Strictly by appointment. Video Walkthrough:

<https://youtu.be/QOFTdCXypw>



Dining Room



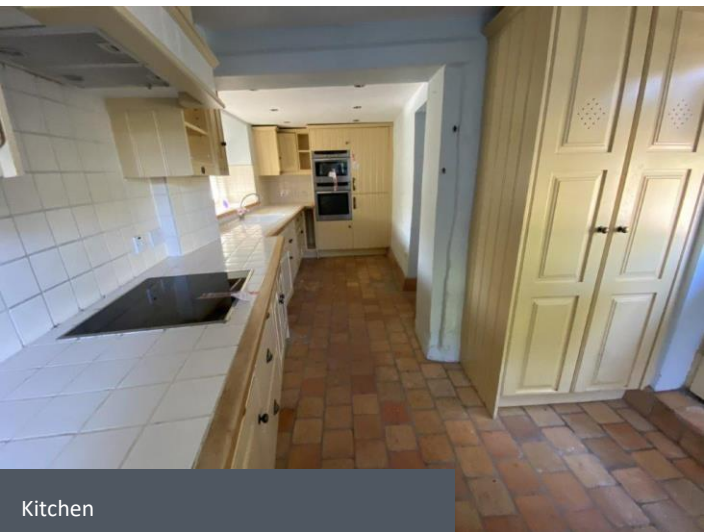
Living Room



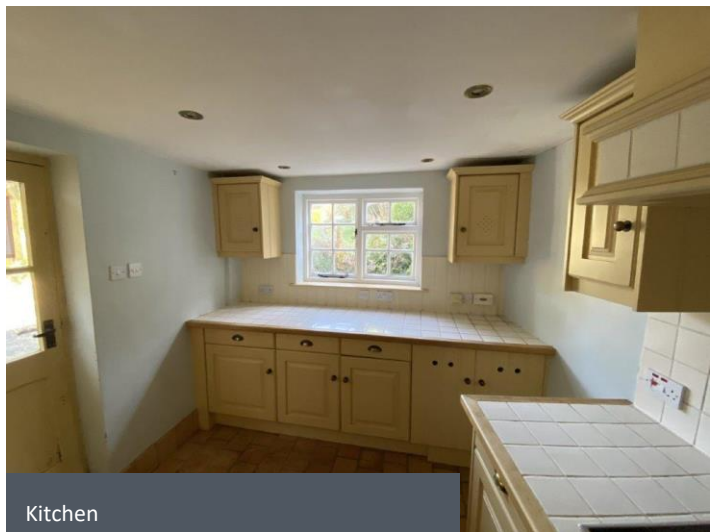
Living Room



Living Room & Sitting Room



Kitchen



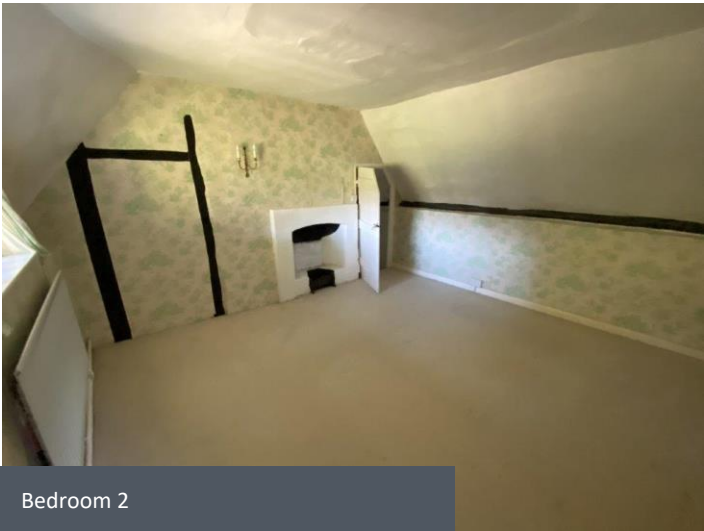
Kitchen



Bathroom



Principal Bedroom



Bedroom 2



Bedroom 3



Garden



Garage/Workshop