



**24 THE DELL**

Guide Price £725,000

**Carter Jonas**



## 24 THE DELL VERNHAM DEAN ANDOVER SP11 0LF

- Newbury and Newbury station 17 miles
- Andover and Andover station 9 miles

Entrance hall · cloakroom · sitting room with woodburner · dining room · study · kitchen · family room · laundry/utility · 3 bedrooms (4th was made into ensuite) · family bathroom and two ensuite shower rooms · garage · gravel drive parking · spacious garden on all sides · summerhouse/ garden room · two sheds · built circa 1985 · potential to extend subject to the relevant consents · Energy Rating E

### SITUATION

Vernham Dean lies along the Bourne rivulet, and is situated in the heart of the Bourne Valley, an area of outstanding natural beauty and conservation area. The village has a lovely community and provides a renowned primary school, community hall and parish church. The focal point of the village is the centrally located beautiful old-fashioned village pub which dates back to the seventeenth century. The surrounding countryside offers a multitude of highways and byways and woodland walks. The market town of Andover is a little over 9 miles and offers a twice weekly market, along with educational and leisure facilities. A mainline railway station can be found at both Whitchurch and Andover and provides fast services to London Waterloo or the West. Salisbury, Winchester, Newbury and Basingstoke are all within half an hour's drive, as well as excellent road links to London, the South Coast and the West Country. There is a good selection of private and state schools in the surrounding area.

### DESCRIPTION

24 The Dell is a very well maintained three bedroom detached family house built in the mid 1980's and is set in good size gardens with views out over the surrounding countryside.

**A VERY WELL-PRESENTED DETACHED HOUSE WITH EXTENDED GROUND FLOOR, DOUBLE GARAGE AND NO THROUGH LANE LOCATION.**





The property has been extended to the ground floor (further extension potential subject to the relevant consents) and offers well proportioned rooms with flexible accommodation to suit all living requirements. The entrance hall leads to three reception rooms which provide excellent space for entertaining, for family get-togethers or sitting by the fire. The kitchen is well equipped with plenty of storage and breakfast room adjoining to one end. Adjoining the kitchen is a useful laundry room/utility door to the garage. On the first floor there is a principal bedroom with built in wardrobes and large en suite, guest bedroom with built in wardrobe and en suite and a further bedroom. The family bathroom serves the remaining bedroom.

### OUTSIDE

The property is accessed via a gravel driveway at the front which offers plenty of parking space. The double garage has up and over doors, power and lighting. The garden at the front is enclosed with picket fencing, and well stocked with flowers and shrubs. The garden to the rear has been beautifully maintained to offer both formal and family space. Laid to lawn with well stocked flower and shrub beds, fruit trees, paved patio for outside seating and dining, summerhouse for hot sunny days and various storage sheds.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electric, mains water metered and private drainage via septic tank, LPG heating, Worcester LPG boiler fitted 2017

**Local Authority:** Test Valley Borough Council

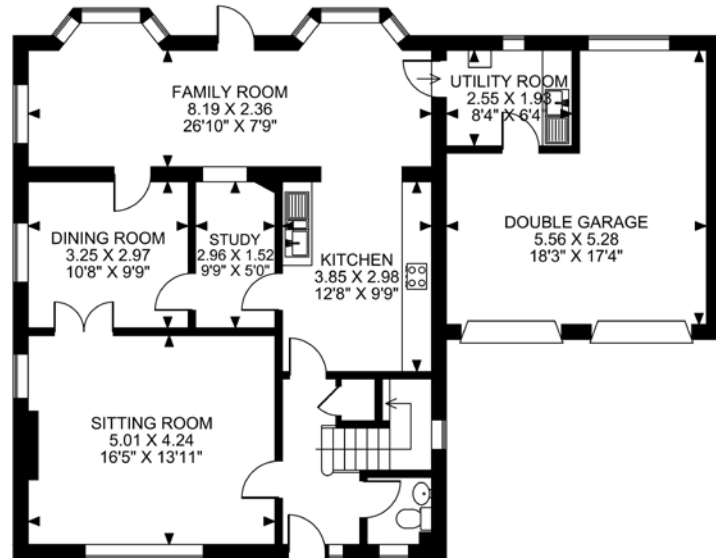
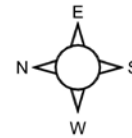
**Council Tax:** Band E

**Viewing:** By prior appointment through the Newbury office 01635 263010

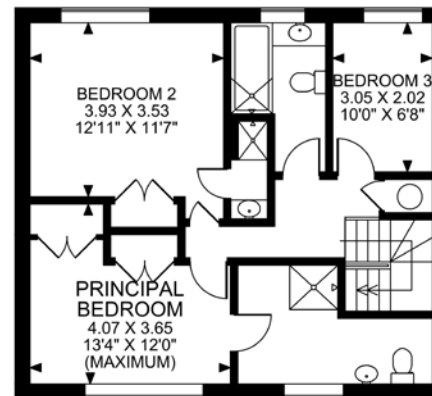
**Directions:** Please use postcode SP11 0LF



24 The Dell, Vernham Dean, Andover  
 APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 1,634 SQ FT / 151 SQ M  
 GARAGE = 256 SQ FT / 24 SQ M  
 TOTAL = 1,890 SQ FT / 175 SQ M



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	43 E	
21-38	F		
1-20	G		

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