



Willowfield, Monxton, Andover SP11

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Attractive home which enjoys a wonderful outlook across the Pill Hill Brook and open countryside beyond. There are 5 bedrooms, summerhouse, chalk stream and about 1.4 acres.

As you enter the house there is an entrance hall with stone floors. Off the hall lies the drawing room with wall panelling, double doors out to the garden and an open fire place. From here double doors lead through into a study.

Off the hall also lies a sitting room with a wood burning stove and double doors out to the garden. Leading off the sitting room lies a utility room with access to the garden.



**Guide price:** £1,595,000

**Tenure:** Available freehold

**Local authority:** Test Valley District Council

**Council tax band:** F

The kitchen/breakfast room has a range oven, Belfast sink, integrated appliances and wooden flooring. The kitchen opens out into a sitting area with bi-fold doors opening out into the garden. The kitchen flows through into the dining room. Both the kitchen and dining room benefit from a double sided wood burning stove.

On the first floor there are five bedrooms. The master bedroom has built in storage, two walk in wardrobes and an en suite bathroom. Bedroom two is a double bedroom with an en suite shower room. There are three further bedrooms and a family bathroom on this floor.











## Outside

The south facing garden and position of the house is its true selling point, the immediate garden is mainly laid to lawn and there is a summerhouse with a terrace area. This provides excellent additional space for a studio/office/entertaining space. The beautiful Pill Hill Brook chalk stream flows through the garden and has a small bridge leading to a private paddock totalling one acre.





# Willowfield

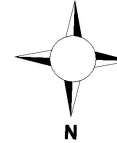
Approximate Gross Internal Area

Main House = 3153 Sq Ft / 292.87 Sq M Garage = 151 Sq Ft / 14.04 Sq M

Summer House = 231 Sq Ft / 21.47 Sq M Total = 3535 Sq Ft / 328.38 Sq M

Outbuildings are not shown in correct orientation or location.

Includes areas with Restricted room height.



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Indicates restricted room height less than 1.5m.

I would be delighted to tell you more

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