



Millcroft, Monxton

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# Millcroft, Chalkpit Lane, Monxton, Hampshire

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This generously-proportioned house is approached via a long drive with lawns either side, to a parking area at the front of the house. From the entrance lobby stairs lead to a hallway and then to the light and bright, triple-aspect sitting room which has French doors to the south-facing terrace. Doors also lead to the dining room which has access to the terrace. To the other end of the house is an impressive kitchen/breakfast room with a central island, French doors to the garden and an adjacent utility room. The remainder of the ground floor is made up of a family room, cloakroom and integral garage. The principal bedroom has a walk-in dressing room and large en suite bathroom as well as views to the front and back of the property. There are four further bedrooms and a family bathroom. Within the grounds of about 0.3 acre is a useful one bedroom annexe (The Den) with a kitchen/ sitting room and bathroom as well as a further outbuilding with storage and studio space. The south-facing stone terrace runs along the back of the house with well-established flower borders and steps to the lawn.

Local Authority: Test Valley Borough Council

Council Tax band: G

Tenure: available freehold

Post code: SP11 8AR

Guide price: £1,250,000



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# Milleroft

## Approximate Gross Internal Area

Main House = 2811 Sq Ft / 261.11 Sq M

Garage = 261 Sq Ft / 24.28 Sq M

The Den = 354 Sq Ft / 32.92 Sq M

Workshop = 81 Sq Ft / 7.78 Sq M

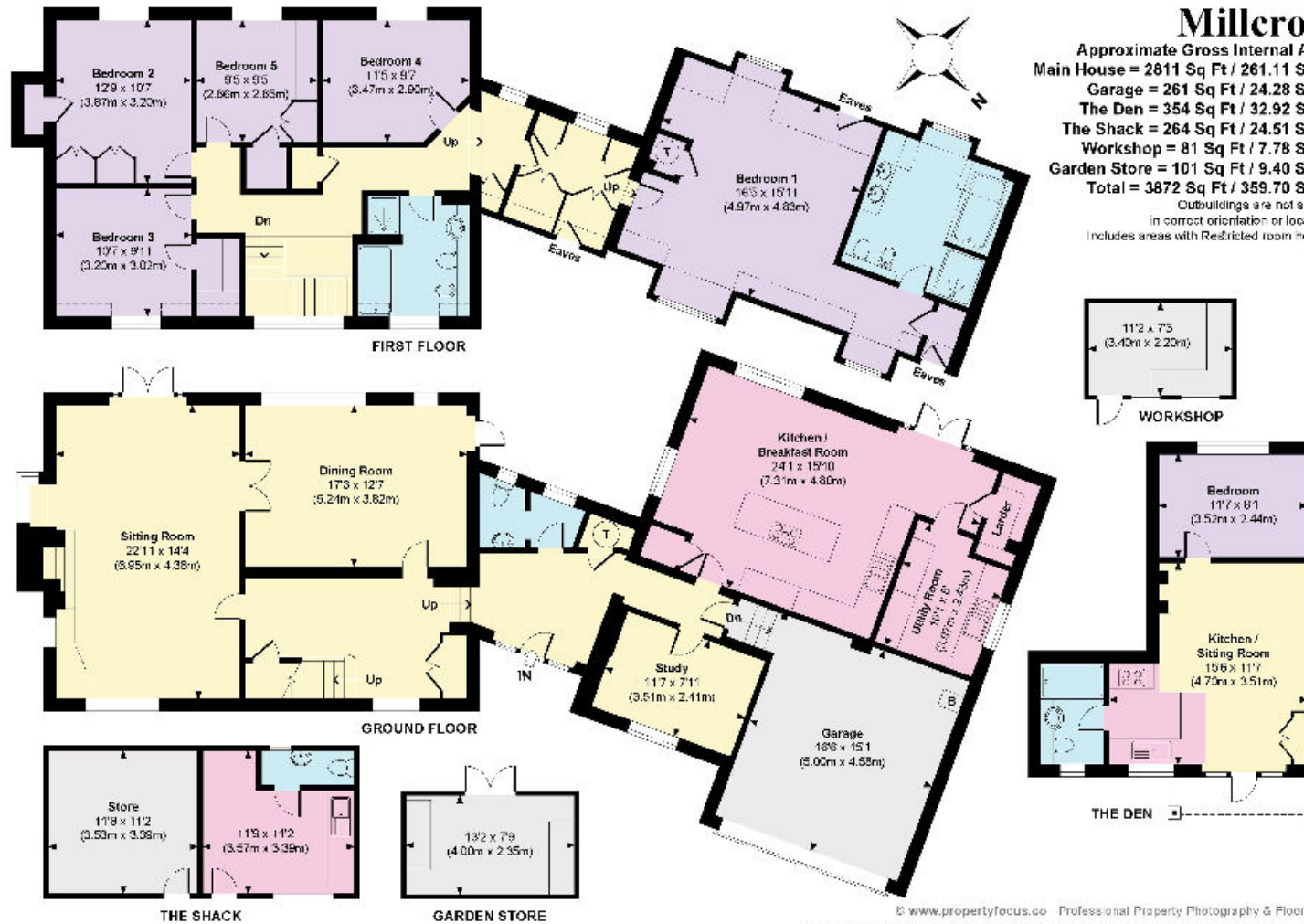
Garden Store = 101 Sq Ft / 9.40 Sq M

Total = 3872 Sq Ft / 359.70 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

We would be delighted to tell you more

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This plan is for illustrative purposes only and is not to scale. If identified, the Gross Internal Area (GIA) includes a built-up porch and the size and placement of fixtures are approximate and should not be relied on as a statement of fact. Measurements are given to the centre line unless otherwise stated. All sizes are approximate and should not be relied on as a statement of fact. Measurements are given to the centre line unless otherwise stated. All sizes are approximate and should not be relied on as a statement of fact.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated Oct 2021 and Jul 2024.

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