



**THE RECTORY**

Dunhills Lane, Enham Alamein, Hampshire, SP11 6HU

**Carter Jonas**

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## THE RECTORY, DUNHILLS LANE, ENHAM ALAMEIN, HAMPSHIRE, SP11 6HU

### DETACHED HOME IN EDGE OF VILLAGE LOCATION WITH SCOPE FOR IMPROVEMENT

- Sitting room
- Dining room
- Kitchen / breakfast room
- Study / playroom
- 4 bedrooms
- Family bathroom
- Extensive gardens
- Garage, car port and driveway
- EPC rating D

#### DESCRIPTION

The property is surrounded by farmland and benefits from excellent views from the first floor. Upon entering the house, the main hallway leads on to all 3 reception rooms, all of which have original parquet flooring and two of which have feature fireplaces. A kitchen / breakfast room has a range of kitchen units and ample space for a kitchen table. The adjoining utility room is a very useful space with a door leading out to the car port at the side of the property. Upstairs there are 4 bedrooms, a family bathroom and a separate w/c.

#### OUTSIDE

Externally, the gardens surround the property and are mostly lawned, with a range of borders and an area that has previously been used for a kitchen garden. In addition



to the sweeping gravel driveway, there is a garage and a carport providing useful extra storage.

### LOCATION

Enham Alamein is a popular and well served village with local amenities including a church, charity shop, social club and village shop including post office. The neighbouring town of Andover 3 miles to the south offers a comprehensive range of shopping, educational and leisure facilities, as well as a main line railway station providing fast services to London (Waterloo) in just over one hour. The A303 and A34 are close at hand allowing convenient road access to London, the West Country and the North.

### ADDITIONAL INFORMATION

**Tenure:** Freehold.

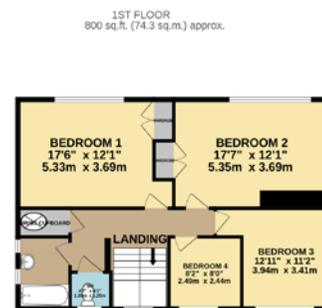
**Services:** Mains water, electricity, gas and drainage. Gas central heating.

**Local Authority:** Test Valley Borough Council. Council Tax Band F.

**Viewings:** Strictly via the agent Carter Jonas.

**Agent's Note:** The vendor is a registered charity and as such restrictive covenants will be imposed.





TOTAL FLOOR AREA : 2264 sq.ft. (210.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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