



## PLOT 4 EGBURY FARM ANDOVER

£3,000 Per

Number Four Egbury Barns is a well presented stylish 4 bedroom barn conversion occupying an enviable corner plot with over 3200sqft of accommodation on this exclusive development of 5 properties. With the added benefit of a wrap around garden with south and east facing aspects.

As you enter, there is an impressive vaulted hallway and a spacious 24ft+ living room, with bi-folding doors leading to the rear garden ideal space to entertain. There is a separate study to the front which has a light and airy feel and ideal for anyone who works from home.

The shaker style kitchen has a central island, with integral Siemens appliances and hot water tap along with Silestone/Ceaserstone worktops. The open plan design caters for plenty of additional space for dining also has an additional set of bi-folding doors leading out to the garden which enjoys countryside views.



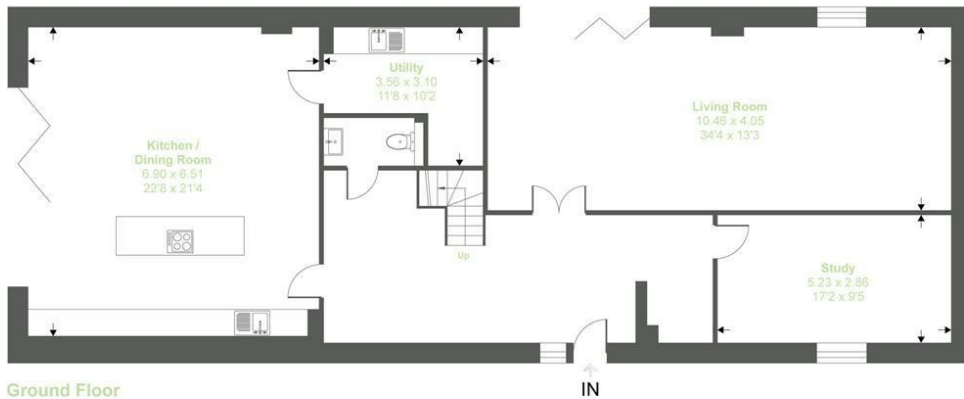






## St. Mary Bourne, SP11 - Plot 4

Approximate Gross Internal Area = 305.8 sq m / 3292 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Produced for Brockenhurst Estate Agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: B     Council Tax Band: New Build**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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