



## PLOT 3 EGBURY FARM ANDOVER

£3,000 Per

Number Three, Egbury Barns, an attractive four bedroom brick and flint style barn conversion. occupying one of the largest plots within the development this property spans over 3000sqft and finished to a high standard throughout.

Upon entering into the property the entrance hall offers a light and airy space, double doors open into a generous living room, leading onto the kitchen and utility room, which benefits from integral Siemens appliances and hot water tap along with Silestone/Caesarstone worktops. Central island and plenty of room for dining furniture. The kitchen has access to both the front and rear gardens. At the other end of the barn there is a further reception room which is ideal as a family room or play room, off the reception room is the office space, with double doors to the garden this room has plenty of light throughout the day making in idealic spot for anyone working from home.

Upstairs are four double bedrooms, with the main principal and guest bedrooms benefiting from en suite shower rooms and the two other double rooms sharing a large four piece family bathroom.



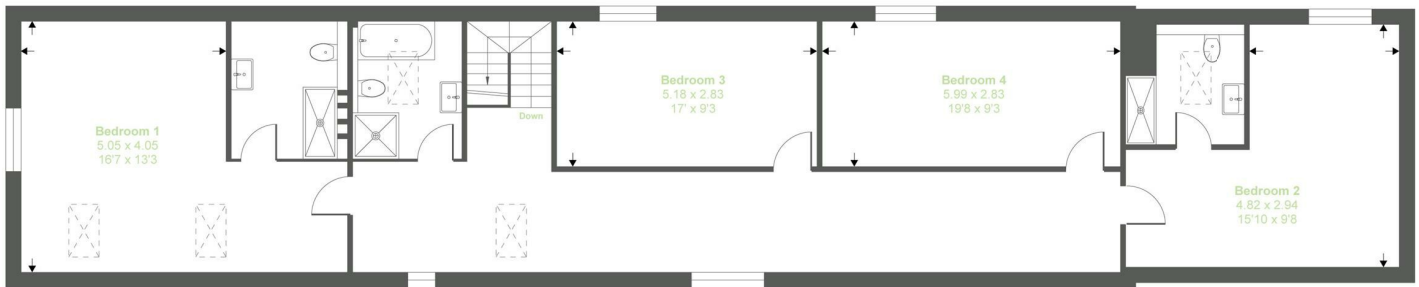




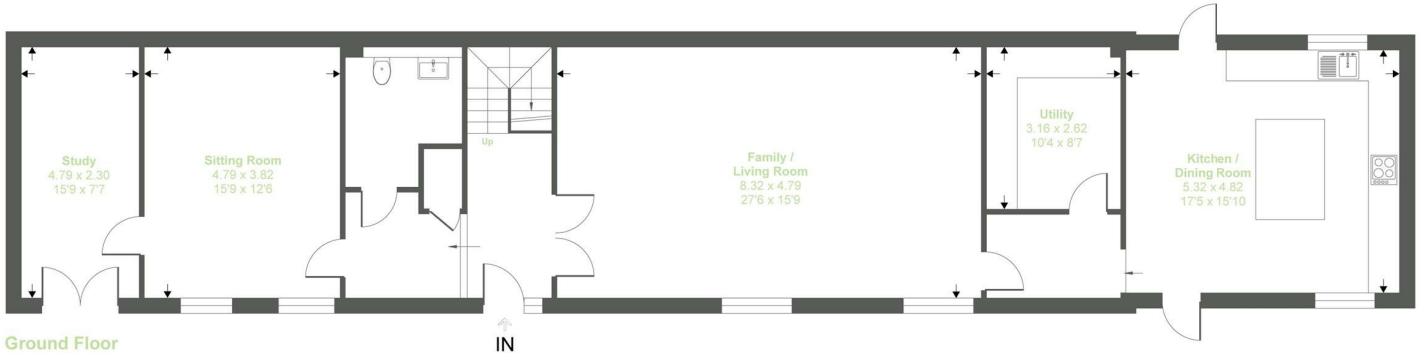


## St. Mary Bourne, SP11 - Plot 3

Approximate Gross Internal Area = 279 sq m / 3003 sq ft



First Floor



Ground Floor

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>	81	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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