



## PLOT 5 EGBURY FARM ANDOVER

£3,000 Per

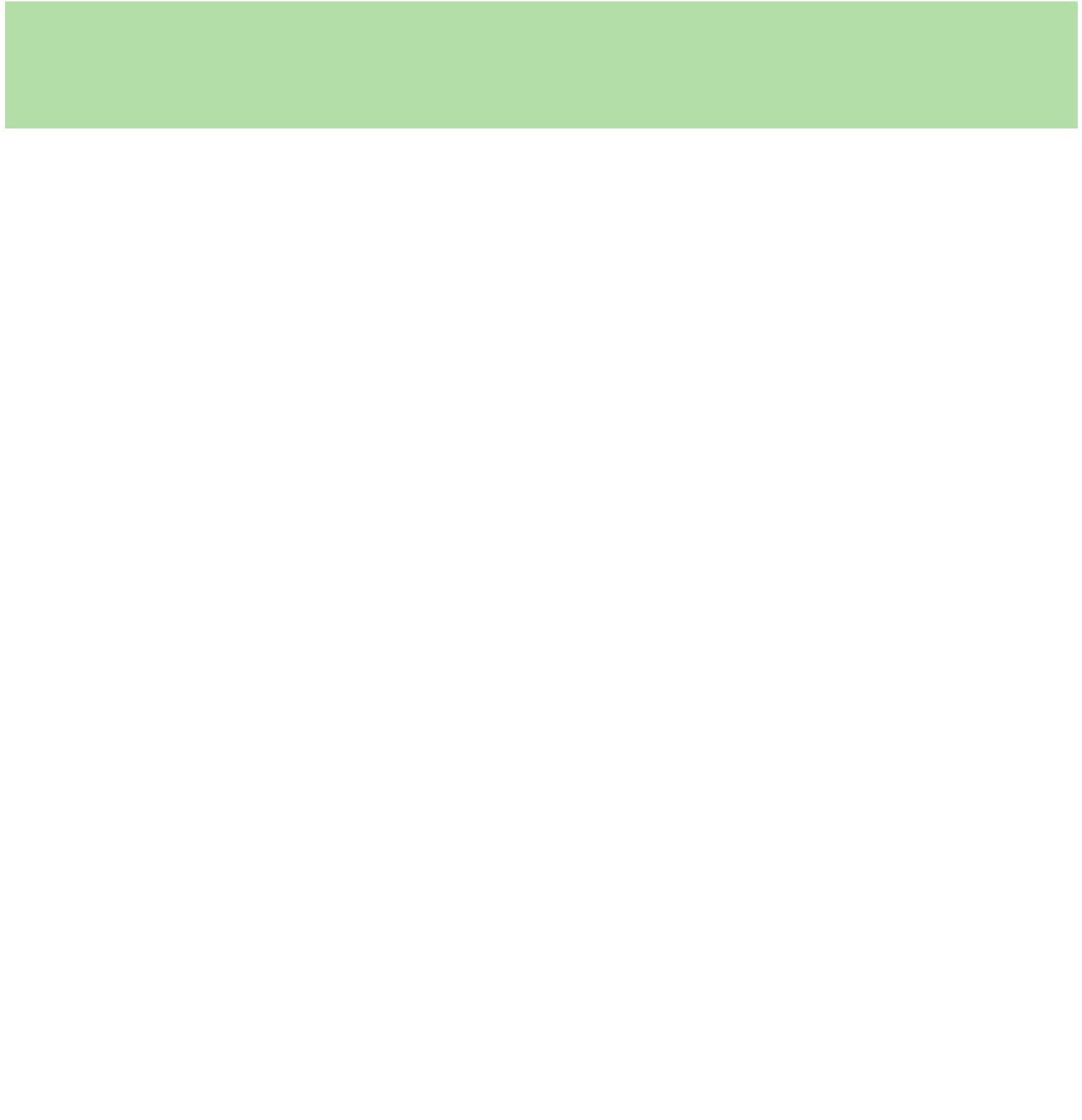
Number five Egbury Barns is an attractive four bedroom barn conversion within a desirable corner plot, benefiting from a south east facing garden.

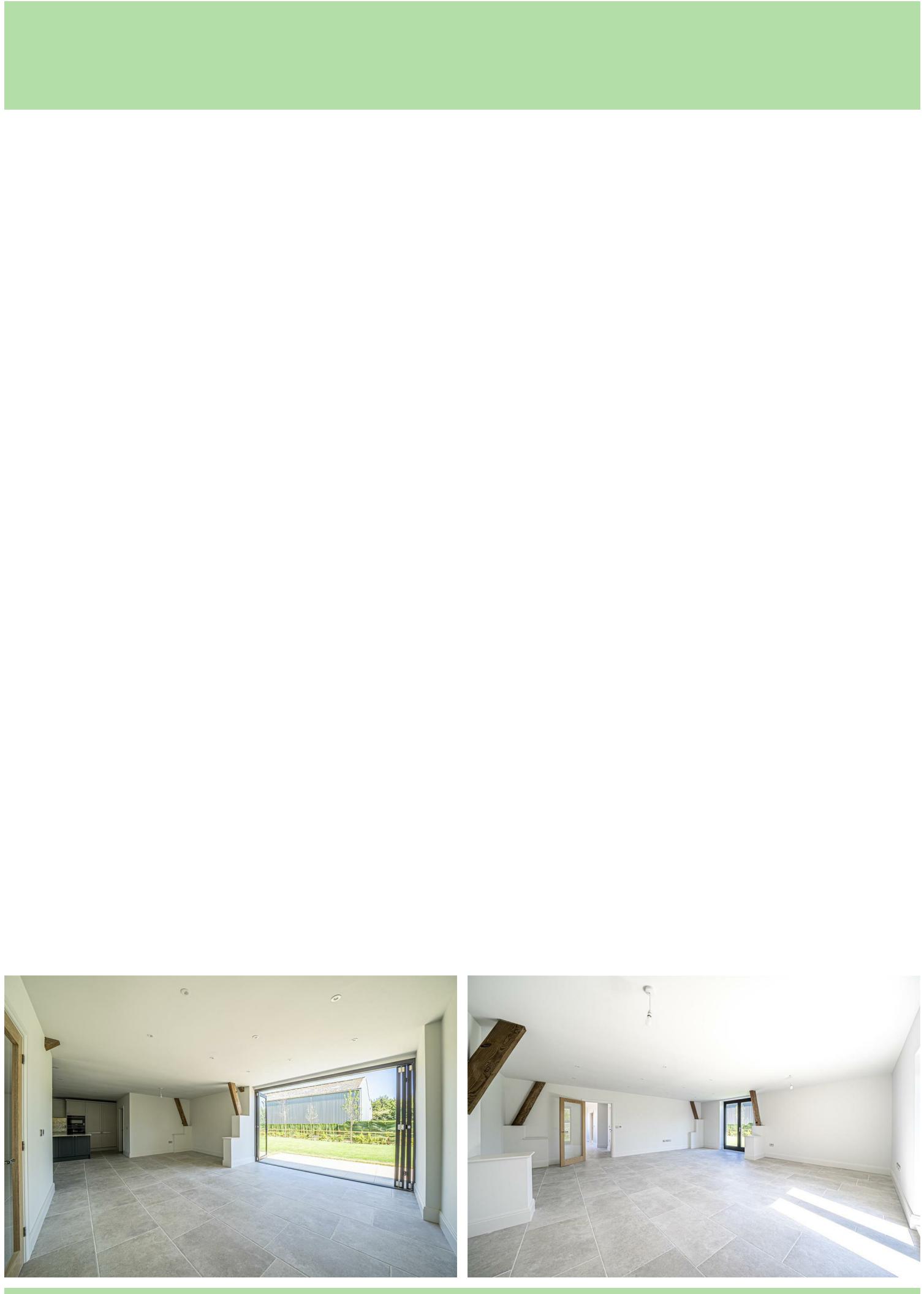
This impressive barn conversion is in excess of 3300Sqft. Accommodation consists of an impressive double height hallway leading you into the kitchen with separate utility room; cleverly designed with central island integral Siemens appliances and hot water tap along with Silestone/Caeserstone worktops. The open plan kitchen space provides an area for dining as well as a separate family area with bi-folding doors leading out to the garden, an ideal space for entertaining. Continuing through is the formal living room, duel aspect and double doors to the garden. A rear facing office area and downstairs W/C completes the ground floor.

On the first floor there are four double bedrooms with the main principal bedroom benefiting from a dressing room and ensuite. The main guest bedroom also features and ensuite shower room. Bedrooms 3 & 4 share a large family bathroom.

Externally, there is a private rear garden, mainly laid to lawn with patio area, at the front there is allocated parking spaces along with a double car port and EV charging.

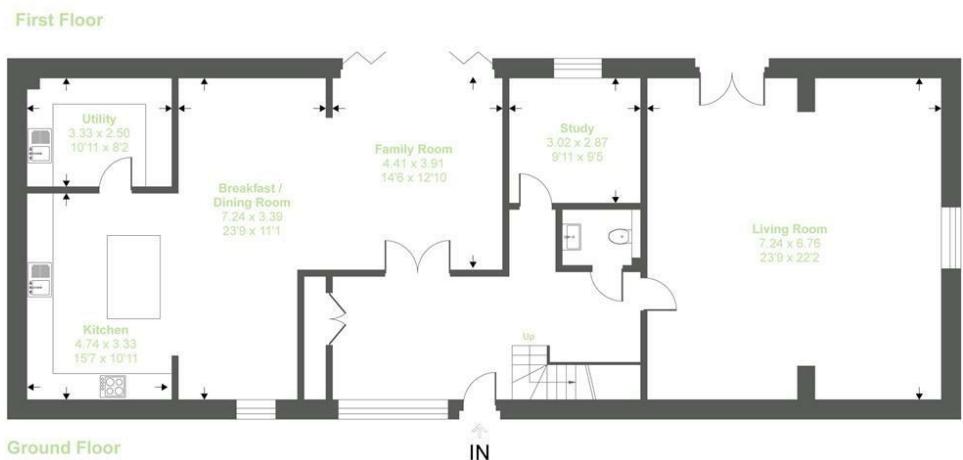
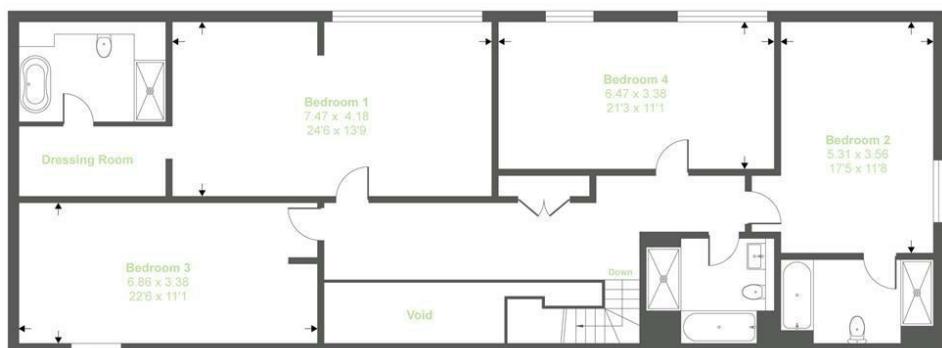






# St. Mary Bourne, SP11 - Plot 5

Approximate Gross Internal Area = 307.4 sq m / 3309 sq ft (excludes void)



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) A		
(81-91) B	83	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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