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Church View, Church Lane, Tangle, SP11 0SG  
Price guide £675,000





## Church View, Church Lane, , Tangley, Price guide £675,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the sought after and picturesque village of Tangley to the north side of Andover, Graham & Co are delighted to bring to the market this brick and flint faced detached character cottage requiring upgrading and modernisation. The property itself benefits from an entrance porch leading to entrance hall, sitting room and dining room, kitchen and utility leading to the school house which would make a stunning vaulted reception room, ground floor bathroom and cloakroom. To the first floor the are four adjoining bedrooms. The gardens are positioned to the front which are mainly lawn a parcel of land which extends to 0.5 of an acre having garaging/storage is included which is positioned opposite.







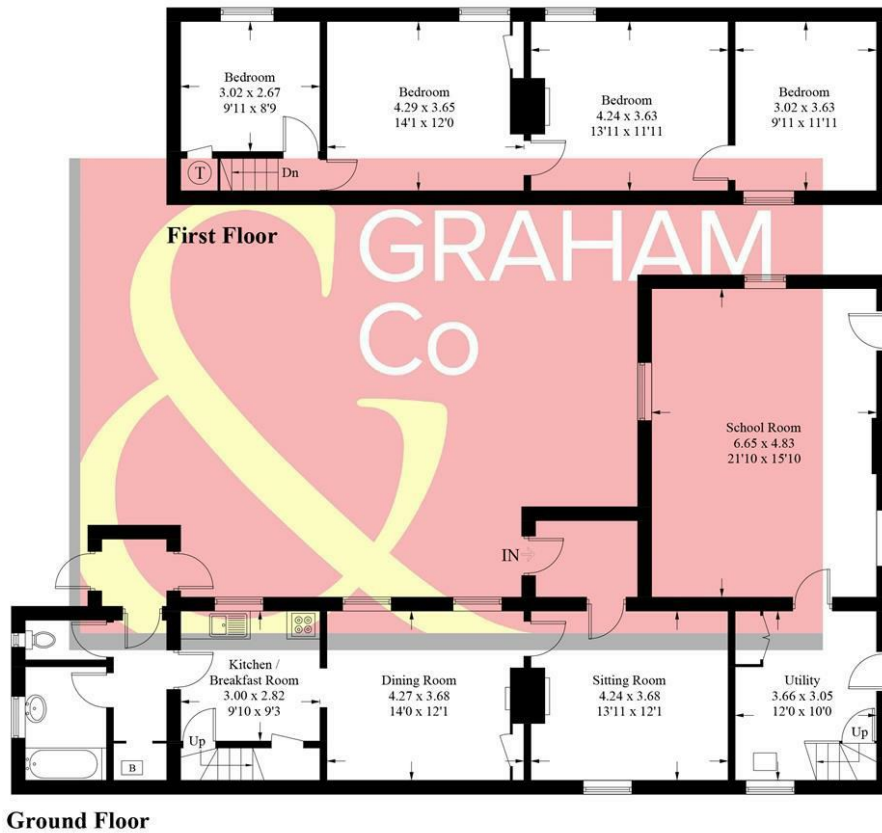
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.





## Church Lane, SP11

Approximate Gross Internal Area = 162.8 sq m / 1752 sq ft

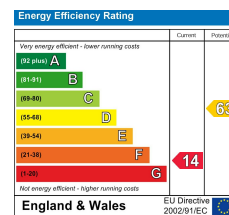


PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID699371)

### DIRECTIONS

Proceed from the town along Redon Way towards the village of Charlton, continue through the village of Charlton then through the village of Hatherden and on reaching the edge of Tanglely turn right onto Church Lane where the cottage will be found on your right hand side by the Church.



Tax Band: G



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.