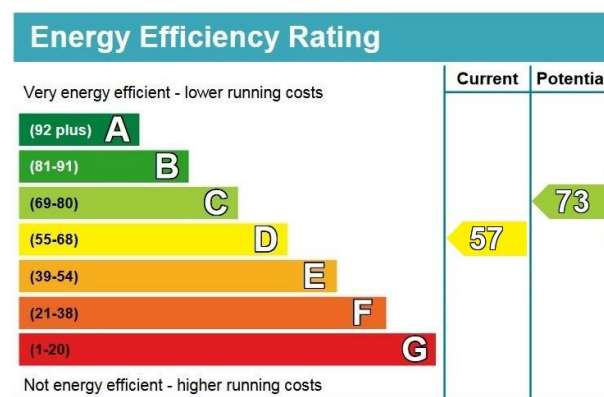


Guide Price £850,000 Freehold



- Home office/snug
- Sitting room
- Four bedrooms
- Two en-suite shower rooms
- Driveway parking
- Kitchen/breakfast room
- Drawing/dining room
- Family bathroom
- Garage
- Attractive rear garden

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01

DESCRIPTION: Austin Hawk are delighted to offer this well-presented extended, detached chalet bungalow situated in a quiet position in the popular village of Amport, with views to the rear over open fields to the rear. The accommodation comprises hallway, cloakroom, home office/snug, kitchen/breakfast room, sitting room, dining room/ drawing room, bathroom, master bedroom suite, two fuurther bedrooms, first floor bedroom with en suite. To the front is an attractive garden with a driveway leading to the garage and to the rear a secluded, well stocked garden with views over open fields.

LOCATION: The village of Amport is approximately 3 miles to the west of Andover and benefits from a well regarded village school, public house and the famous Hawk Conservancy. The surrounding countryside offers good opportunities for walking and horse riding and there is a bus service into Andover. Andover itself has a good range of shopping, educational and recreational facilities including a college of further education, a cinema and theatre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION: Part glazed door into;

HALLWAY: Cloaks cupboard. Door to garden and door to inner lobby.

INNER LOBBY: Tiled floor. Storage cupbaord and large cupboard housing tumble dryer. Doors to;

CLOAKROOM: Front aspect. Tiled floor. Low-level WC and wash hand basin. Shelved storage cupbaord.

HOME OFFICE/SNUG: Rear and side aspect. Door to tool storage (part of the garage).

KITCHEN/BREAKFAST ROOM: Rear aspect. Tiled floor. Range of eye and base level cupboards and drawers with work-surfaces over with inset Belfast sink with mixer tap. Space for Rangemaster toledo cooker with induction hob and extractor over. Space for dishwasher and fridge/freezer. Floor mounted Grant oil boiler with cupboard over.

SITTING ROOM: Front and side aspect. Inset wood burner with wooden mantle over.

INNER HALLWAY: Door to the front. Doors to:

BATHROOM: Rear aspect. Part tiled walls. Panelled bath with shower over and hand-held attachment, built-in WC and wash hand basin in a vanity unit with a range of built-in storage cupboards. Heated towel rail. Cupboard with space and plumbing for washingmachine.

BEDROOM 4: Rear aspect. Wash hand basin and storage cupboard.

BEDROOM 3: Rear aspect. Range of built-in wardrobes.

BEDROOM 1: Rear aspect. Built-in wardrobes. Door to:

EN SUITE SHOWER ROOM: Rear aspect. Tiled shower cubicle, low-level WC and pedestal wash hand basin.

DRAWING ROOM/DINING ROOM: Front aspect and double doors to the front garden. Inset wood burner with wooden mantle over. Stairs to first floor.

FIRST FLOOR LANDING: Wardrobe cupboard and door to the loft with light. Door to;

BEDROOM 2: Front aspect. Door to:

EN SUITE SHOWER ROOM: Tiled shower cubicle, low-level WC and wash hand basin in a vanity unit.

REAR GARDEN: An attractive mature garden with steps up to the the lawn with a brick retaining wall, patio area and shrub and flower borders. Further patio with a vine covered pergola. Steps up to the oil tank, log store and garden shed. Gated front access. A further area of lawn opens onto an area of agricultural land with views over open fields. The vendors advise they are in the process of applying to the Local Authority to have change of use for the agricultural land to garden.

FRONT GARDEN: Double gates lead from the village road to the driveway and single garage. The garden is laid to lawn with a patio and shrub and flower borders and a willow tree.

TENURE & SERVICES: Freehold. Mains water, drainage and electricity are connected. Oil fired central heating to radiators.

AGENTS NOTE:
Data Protection Act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as a passport or driving licence, proof of residence, utility bill, council tax or official Inland revenue correspondence.

