

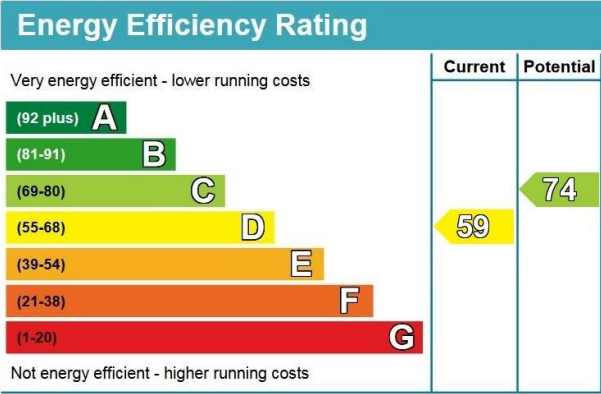
The Coppings, Western Road, Andover, SP10

Approximate Area = 2660 sq ft / 247.1 sq m (includes garage)  
Limited Use Area(s) = 19 sq ft / 1.8 sq m  
Total = 2679 sq ft / 248.9 sq m  
For identification only - Not to scale



Western Road, Andover

Guide Price £599,950 Freehold



- Sitting room
  - Conservatory
  - 3 Bedrooms
  - Bathroom & Separate WC
  - Driveway Parking & Double Garage
- Dining room
  - Kitchen
  - Office/bedroom 4
  - Superb Gardens
  - Vehicle access & parking at front and rear of property

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.





**DESCRIPTION:** Austin Hawk are delighted to offer this individual, detached, family home situated within easy access of the town centre and railway station. The spacious accommodation is centred around the mature garden and offers flexible living space with the potential to create a self contained annexe. The property comprises hallway, sitting room, dining room, conservatory, kitchen, three cloakrooms, office/bedroom 4, three bedrooms, a bathroom with separate WC and a loft room. The well stocked gardens are a particular feature of the property and benefit from mature trees, three garden sheds, and a workshop. Outside there is dual vehicle access with generous driveway parking leading to the double garage in addition to a further parking space and car port accessed from the rear. No onward chain.

**LOCATION:** Andover offers a range of educational, shopping and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct line 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:** Wood door into:

**HALLWAY:** Stairs to first floor and larder cupboard. Doors to;

**SITTING ROOM:**  
Front aspect. Brick feature fireplace with inset gas fire. Window seat.

**CLOAKROOM:** Side aspect. Close coupled WC and wash hand basin. Space and plumbing for washing machine. Wall mounted Potterton Suprima gas boiler. Space for tumble dryer.

**DINING ROOM:** Front aspect. Doors to:

**CONSERVATORY:** Double doors to garden.

**KITCHEN:** Side aspect. Range of eye and base level cupboards incorporating a plate rack and drawers with inset stainless steel sink with double drainer and worksurfaces over. Built-in double oven and inset Neff electric hob. Space for dishwasher and under counter fridge and freezer.

**INNER HALLWAY:** Door to side. Drying room. Cloakroom with WC and wash hand basin. Access to garage with power and light.

**BEDROOM 4/OFFICE:** Range of book shelves. Stairs to:

**LOFT ROOM:** Two Velux windows and porthole window. Eaves storage.

**FIRST FLOOR LANDING:** Side aspect. Window seat. Airing cupboard with hot water tank, immersion heater and shelving. Doors to:

**BEDROOM 1:** Front aspect. Range of built-in wardrobes and wash hand basin in a vanity unit.

**BEDROOM 2:** Side and front aspects.

**BEDROOM 3:** Side aspect. Access to boarded loft via loft ladder with light. Fitted wardrobe cupboard.

**BATHROOM:** Side aspect. Part tiled walls. Panelled bath with shower over and wash hand basin in a vanity unit with cupboards under.

**SEPARATE WC:** Side aspect with WC.

**GARDEN:** The mature, private, well stocked gardens are a particular feature of the property. A path leads to the front door with flower and shrub borders. Steps lead down to the lawn area, with apple, pear and specimen trees and a greenhouse. A covered archway leads to a further area of garden with a vegetable plot. There is a car port with space for one car, accessed from behind the dental surgery. A path leads to the side of the property to three garden sheds, one with power and insulation. Workshop with power and light.

**OUTSIDE:** Driveway parking for 2 cars leads to the DOUBLE GARAGE with remote controlled door and workbench.

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

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

