



Winchester Road, Andover, SP10

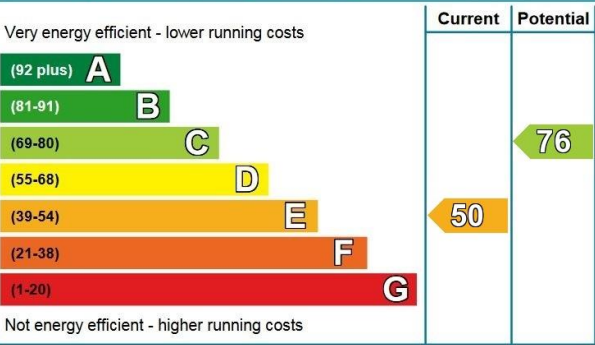
Approximate Area = 2700 sq ft / 250.8 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 2854 sq ft / 265.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Austin Hawk Ltd. REF: 778112



Energy Efficiency Rating



austinhawk
ESTATE AGENTS



Winchester Road Andover

Guide Price £725,000 Freehold

- **Sitting Room**
- **Dining Room**
- **Utility Room**
- **3/4 Further Bedrooms**
- **Garage & Parking**
- **Family Room**
- **Kitchen/Breakfast Room**
- **Master/Guest Suite**
- **Bathroom**
- **Large Garden**

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.

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DESCRIPTION: Austin Hawk are delighted to offer this Victorian, semi-detached, house located on one of Andover's most prestigious roads. The spacious accommodation retains many period features and comprises hallway, cloakroom, sitting room, family room, dining room, kitchen/breakfast room, utility room, master/guest bedroom suite with dressing room/bedroom 5 and ensuite shower room, three further bedrooms and a bathroom. To the front there is generous driveway parking and a garage whilst a particular feature of the property is the long rear garden which is well stocked and secluded.

LOCATION: Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. 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: Front door into **ENTRANCE PORCH** with tiled floor and door into:

ENTRANCE HALL: Stairs to first floor with understairs cupboard, door to **CELLAR** and doors to:

CLOAKROOM: Vanity unit with wash hand basin and WC with concealed cistern.

SITTING ROOM: Bay window to front with window seat. Feature fireplace with living flame gas fire and cupboards with display cabinets to both sides. Double doors to:

FAMILY ROOM: Feature fireplace with open fire and shelving to both sides. French doors to:

DINING ROOM: French doors to garden and skylight windows. Door to:

KITCHEN/BREAKFAST ROOM: Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Island with cupboards and electric oven. Inset electric hob, Aga (provides central heating and hot water) and cupboard with hot water cylinder. Integral dishwasher, washing machine and fridge. Arch to:

UTILITY ROOM: Range of eye and base cupboards and work surface with inset stainless steel sink with drainer. Space and plumbing for washing machine and tumble drier, space for further appliances.

FIRST FLOOR LANDING: Stairs to second floor with understairs cupboard and doors to:

MASTER/GUEST SUITE: Feature fireplace and door to **DRESSING ROOM/BEDROOM 5** with fitted wardrobe cupboard and door to:

ENSUITE SHOWER ROOM: Shower cubicle, low level WC, vanity cupboard with wash hand basin and heated towel rail.

BEDROOM 2: Bay window to front with window seat. Fitted cupboards, drawers and vanity area. Feature fireplace.

BEDROOM 3: Fitted wardrobe cupboard and further storage cupboard. Feature fireplace.

CLOAKROOM: Low level WC and vanity cupboard with wash hand basin.

BATHROOM: **DRESSING AREA** with steps down to bathroom. Panelled bath, separate shower cubicle, wash hand basin and low level WC.

SECOND FLOOR LANDING: Eaves/attic storage and door to:

BEDROOM 4: Double aspect room.

OUTSIDE: To the front there is a paved driveway offering parking for up to five cars and access to the garage. Gated side access leads to the rear garden.

GARAGE: Up and over doors to the front and rear, power and light.

REAR GARDEN: Very attractive and secluded garden which is arranged into different areas of interest. Patio area with pergola, areas of lawn, well stocked flower and shrub borders, a pond and a gated rear area with fruit trees, vegetable beds, a shed and greenhouse.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Heating via the Aga in the kitchen.

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.

