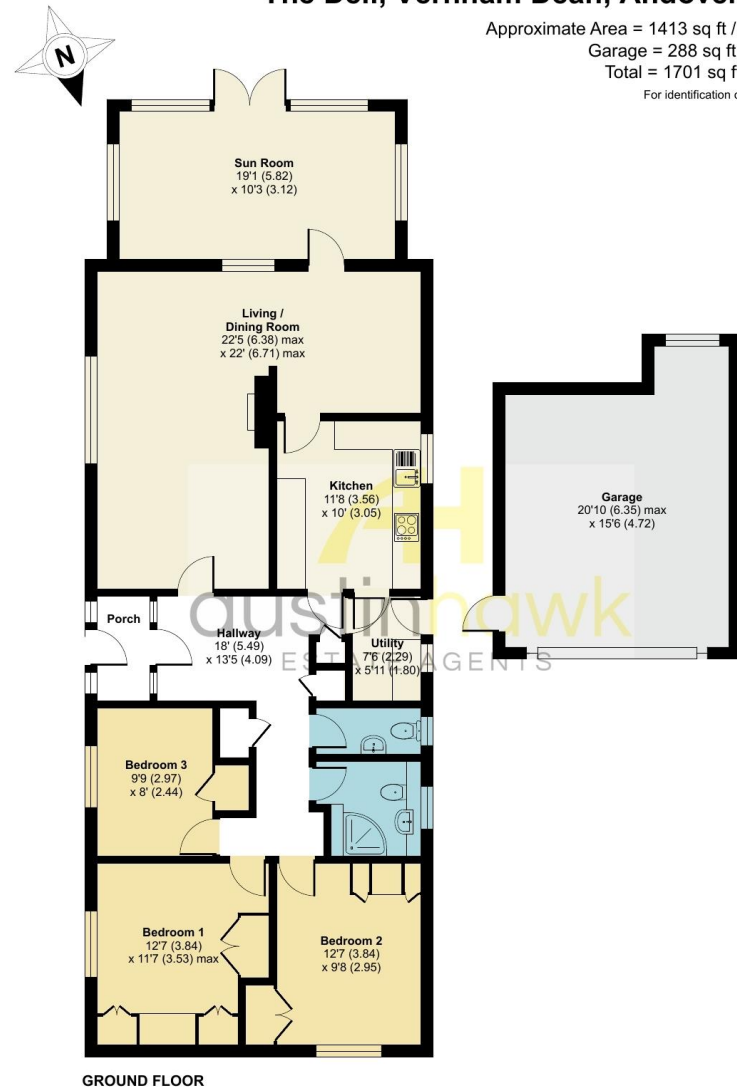


The Dell, Vernham Dean, Andover, SP11

Approximate Area = 1413 sq ft / 131.2 sq m
 Garage = 288 sq ft / 26.7 sq m
 Total = 1701 sq ft / 158 sq m
 For identification only - Not to scale



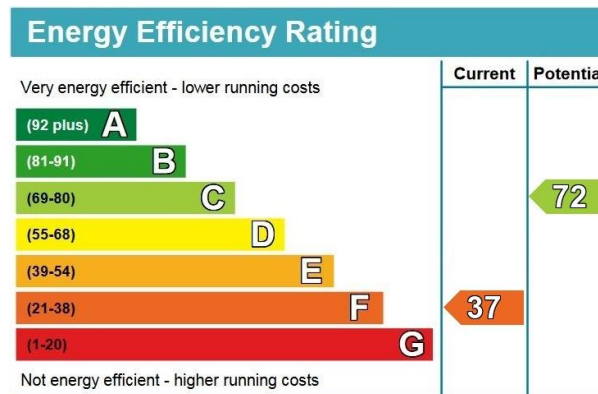
GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Austin Hawk Ltd. REF: 977313



The Dell, Vernham Dean

Guide Price £550,000 Freehold



- Living Room
- Sun Room
- Utility Room
- Three Double Bedrooms
- Double Sized Garage
- Dining Room
- Kitchen
- Cloakroom
- Bathroom
- Driveway Parking

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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Beautiful throughout and set in a delightful, elevated location with views across the village of Vernham Dean at the head of the Bourne Valley, this expansive detached bungalow sits within a generous sized plot with a mature, wrap-around garden, cleverly terraced to one side allowing those far-reaching views to fields and woodland on the opposite side of the valley. The property benefits from generous driveway parking in front of a double-sized garage with power and lighting. Internally, the accommodation comprises entrance porch and central hallway, open plan living/dining room, kitchen, utility room, cloakroom, south facing Sun Room, three bedrooms and a family bathroom. The property is being sold with no onward chain.

The Dell is a quiet cul-de-sac, rising gently from the centre of the village of Vernham Dean with several local amenities nearby including, The George Inn, The Millennium Hall which is a state of the art, modern community venue, schools for both Primary and Pre-school ages, Post Office, a church, a sports field with pavilion and a wealth of open countryside and footpaths literally on the doorstep. The location lends itself perfectly for those who might need to commute into London with a choice of available mainline stations within a maximum ten-mile radius (Great Bedwyn and Hungerford into Paddington in less than an hour or Andover into Waterloo in just over an hour).

The accommodation itself has an excellent and well-designed layout. A front door gives access to an internal porch with a door opening into a spacious central hallway with access at one end to all three double bedrooms, each of which has both built in and fitted wardrobe storage. Next to the bedrooms is the bathroom which has been converted into a shower room alongside a separate cloakroom. Heading back to the central hallway which itself has built in storage cupboards there is access to the kitchen and then from the kitchen there is access to the utility room which houses a floor standing oil-fired boiler along with space and plumbing for a washing machine and tumble dryer. There is an external door from the utility room leading to both one side of the garden space plus the garage and driveway parking. The kitchen includes an extensive range of cupboards and drawers with an integral fridge freezer and built in eye level ovens and grill. A door leads straight into a dining area, itself with an open-plan flow into the living room. The Sun Room is accessed from the living/dining room and spans all of one end of the bungalow providing those far-reaching views described above. Viewing is highly recommended to fully appreciate all that this property has to offer, including the mature, wrap-around garden with its manicured hedging, herb garden, herbaceous borders and ornamental trees. A good-sized greenhouse sits at the bottom of the terraced section of the garden.

