

Windmill Lane, Anna Valley, Andover, SP11

Approximate Area = 2173 sq ft / 201.8 sq m
 Garage = 330 sq ft / 30.6 sq m
 Total = 2503 sq ft / 232.5 sq m
 For identification only - Not to scale

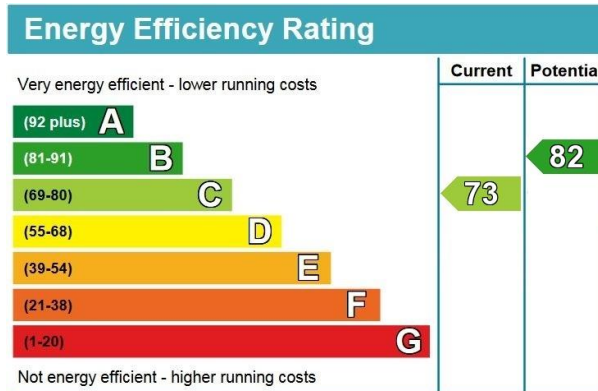


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Austin Hawk Ltd. REF: 1054589



Windmill Lane, Anna Valley

Guide Price £585,000 Freehold



- No Onward Chain
- Living Room & Dining Room
- Office
- Two Ensuite Bedrooms
- Family Bathroom

- Kitchen/Dining Room
- Conservatory
- Cloakroom & Utility Room
- Three Further Bedrooms
- Double Garage

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

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



Available to the property market with No Onward Chain, this is a rare opportunity to acquire what is a substantial five-bedroomed, detached family home located in Anna Valley, part of the Parish of Upper Clatford, just one mile south-west of Andover. The property is one of just five that occupy Windmill Lane (a private and secluded estate) and benefits from driveway parking for up to three vehicles alongside and to the front of a double garage. The property has been configured to cater for mature living, including a lift and offers scope for modernisation throughout. With an intelligent floorplan, the property comprises a ground floor of entrance hallway, generous kitchen/dining room, living room, separate dining room, office, conservatory and cloakroom. The first floor essentially comprises five bedrooms, three of which are good sized doubles, two with ensuite facilities, plus a separate family bathroom. The first floor offers a number of conversions installed to aid mobility with the master bedroom including multi-directional lift equipment and a generous sized ensuite wet room. The second bedroom, with ensuite shower room has a modified entrance for ease of access and benefits from direct access to the original fifth bedroom, since converted to a kitchenette. The third bedroom is a front aspect double whilst bedroom four provides the first floor access to the lift.

Outside the property to the front is a double garage with power and lighting and driveway parking with pathways to both sides providing access to a low maintenance rear garden with patio, lawn, mature shrubs and ornamental trees.

The location of the property offers much with a village feel along with many nearby local amenities including public houses, local farm shop, garden centre and proximity to open countryside. The property sits below Bury Hill, the site of an ancient Iron Age hillfort which can be explored via a myriad of local public footpaths whilst Pillhill Brook flows through Anna Valley on its way to link up with the River Anton, a tributary of the River Test. Being Andover's nearest outlying village also means that the amenities that Andover itself offers are close by including the mainline Exeter to London Waterloo railway line, various pre-school, primary and secondary schools plus Andover College for tertiary education. Andover boasts a theatre, cinema, hospital, eateries, supermarkets, a twice-weekly high street market plus occasional weekend artisan markets and much more besides.

Viewing is highly recommended to fully appreciate all that this property has to offer including not only the spaciousness but also the scope for modernisation along with the excellent location.

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.

