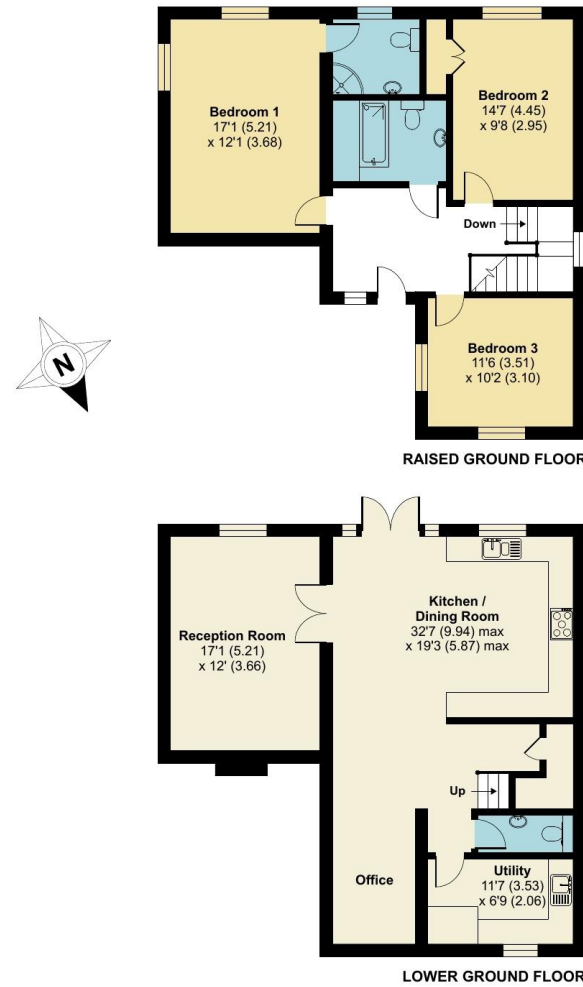


**Newbury Hill, Penton Mewsey, Andover, SP11**

Approximate Area = 1625 sq ft / 15.9 sq m  
For identification only - Not to scale

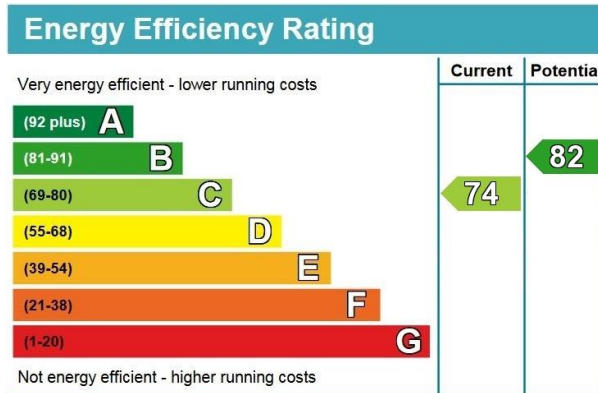


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Austin Hawk Ltd. REF: 1060099



**Newbury Hill  
Penton Mewsey**

**Guide Price £625,000 Freehold**



- Kitchen Area
- Living Room
- Utility Room & Cloakroom
- 2 Further Double Bedrooms
- Driveway Parking

- Dining/Family Area
- Study
- Master Bedroom Suite
- Bathroom
- Secluded 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.

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

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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**DESCRIPTION:**

This unusual, detached, house was built in 2007 and is located in the sought after conservation area of Penton Mewsey. The deceptively spacious accommodation has an unusual layout with a front door into a hallway with access to a master bedroom suite, two further double bedrooms and a bathroom. Stairs lead down to the living area which comprises a superb open plan kitchen/family/dining area, a living room, study, cloakroom and utility room. Outside there is generous driveway parking and a sunny, secluded garden.

**LOCATION:**

Penton Mewsey which has a church, cricket and tennis clubs, nursery school, stables, and a village hall. Nearby Weyhill has a range of facilities, including a restaurant and shop, a church, a garage, the Pink Olive restaurant and a public house. In the restored Fair Ground there is a craft centre and the new Rosebourne garden centre is nearby. The town of Andover, just 3 miles away, offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station providing fast services to London Waterloo in just over the hour. The nearby A303 offers good road access to both London and the West Country.

**ACCOMMODATION:** Door into:

**HALLWAY:**

Window to side. Stairs down to living area and doors to:

**MASTER BEDROOM:**

Double aspect with views over a field. Fitted wardrobe cupboard and door to:

**ENSUITE SHOWER ROOM:**

Window to rear. Shower cubicle, wash hand basin, WC and heated towel rail.

**BEDROOM 2:**

Window to rear. Fitted wardrobe cupboard and loft access.

**BEDROOM 3:**

Double aspect.

**BATHROOM:**

Panelled bath with shower over, wash hand basin, WC and heated towel rail.

**GROUND FLOOR:**

**KITCHEN AREA:**

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Range cooker with extractor over. Integral dishwasher and wine cooler, space for American style fridge/freezer and open aspect to:

**FAMILY AREA:**

French doors to garden and open aspect to:

**DINING AREA:**

Understairs cloaks cupboard with floor standing boiler and open aspect to **STUDY**.

**UTILITY ROOM:**

Range of eye and base level cupboards with work surfaces over and inset stainless steel sink with drainer. Space and plumbing for washing machine and tumble drier. Large airing cupboard with hot water tank and shelving.

**CLOAKROOM:**

WC and wash hand basin.

**LIVING ROOM:**

Window to rear and fireplace with log burner.

**OUTSIDE:**

To the front there is driveway parking for four cars and access (down steps) to the rear garden.

**REAR GARDEN:**

A sunny and non overlooked garden which is fully enclosed. Patio area adjacent to the house with the remainder laid to lawn with shrubs. A path leads to a summerhouse/shed.

**TENURE & SERVICES:**

Freehold. Mains water, drainage and electricity are connected. Oil central heating to radiators with underfloor heating to the ground floor.

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.

