

Denotes restricted head height

Kemys Gardens, Andover, SP10

Approximate Area = 2012 sq ft / 186.9 sq m
 Limited Use Area(s) = 58 sq ft / 5.4 sq m
 Garage = 380 sq ft / 35.3 sq m
 Total = 2450 sq ft / 227.6 sq m
 For identification only - Not to scale

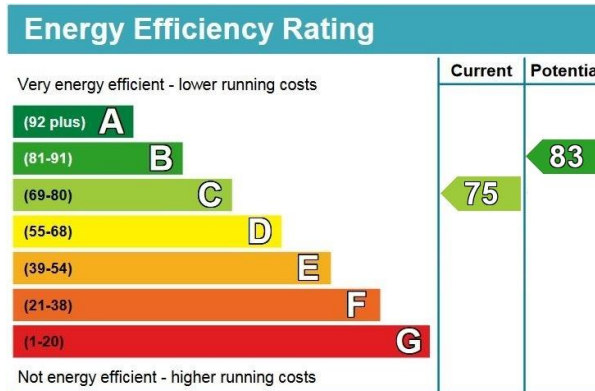


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Austin Hawk Ltd. REF: 1061069



Kemys Gardens, Andover

Guide Price £675,000 Freehold



- **Sitting Room**
- **Kitchen**
- **Cloakroom**
- **Four Double Bedrooms**
- **Family Bathroom**

- **Dining Room**
- **Conservatory**
- **Office**
- **Two Ensuite Shower Rooms**
- **Double Garage/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.

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

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

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This substantial, modern, detached, family home offers spaciousness throughout with an intelligent layout providing accommodation over three floors. Benefitting from a generous driveway parking in front of a double garage, the property is located in one of Andover's most established and quiet, residential areas. The location is a real bonus with its proximity to the town centre amenities and local schools catering for all age groups, but also the mainline railway station at just 8 minutes walking distance. Very well presented throughout, the accommodation comprises a generous double reception space on the ground floor with a good-sized living room, complete with inset wood burning stove opening into a dining room. Opposite the living room, across the hallway, there is front-aspect office. A modern, bright, functional and stylish kitchen is directly off of the dining room and is linked via an open plan archway to a separate utility room along with a cloakroom. Finally, on the ground floor, a modern conservatory with under-floor heating provides an additional space for entertaining or relaxing away from the main activities. The first floor offers three double bedrooms, one of which with an ensuite shower room plus a modern, contemporary family bathroom. The second floor is set aside as an exceptionally light and airy dual-aspect master bedroom suite, incorporating an en-suite bathroom, walk in wardrobe, and ample storage.

The property's proximity to Andover's town centre is immediately apparent on approach with a view back from the front of the property towards St Mary's Church at the top of the High Street. Outside, the generous driveway parking sits to one side of the property, in front of the double garage with its electric up and over door; mature box hedging and ornamental shrubs complete the frontage. There is gated side access into a landscaped rear garden with a patio and lawns separated by limestone chipped paths, all bordered by mature hedging and herbaceous borders.

Viewing is highly recommended to fully appreciate the light and airy flow that the property provides, the space on offer, along with the tranquillity and practicality of the location.

Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre as well as numerous nearby notable tourist attractions. The mainline railway station is less than half a mile from the property and 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. Kemys Gardens is a private cul-de-sac of just five dwellings, located at the end of Alexandra Road which can be accessed from Weyhill Road or Junction Road via Osborne Road. Historically, the area was originally known as "Victoria Park" after Queen Victoria's Golden Jubilee in 1887. The development occupies what was until the start of the current century, the grounds of John Hanson School with Kemys Gardens taking its name in reference to Richard Kemys, an associate of the school during its previous guise as Andover Grammar School, at a different location some centuries earlier.

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.

