

London Road, Andover, SP10

Approximate Area = 2398 sq ft / 222.7 sq m
 Outbuilding = 411 sq ft / 38.1 sq m
 Total = 2809 sq ft / 260.9 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: 1035710



London Road, Andover

Guide Price £750,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	80

- Substantial Family Home
- Kitchen/Living/Dining Room
- Six Double Bedrooms
- Office
- Driveway Parking & Gardens

- Entrance Hallway
- Utility Room & Cloakroom
- Four Bath/Shower Rooms
- Gymnasium & Store Rooms
- Close to Schools & Amenities

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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Completely unique, this substantial detached property has been intelligently redesigned and reconfigured to a high standard throughout and provides a home that offers space to accommodate the wider family if desired. The property benefits from an excellent location within an established residential area which is not only close to schools catering for all ages, but also a local convenience store, community public house and a supermarket, whilst remaining a short distance from Andover's town centre as well as, directly behind the property, the historic Ladies Walk giving footpath access to open countryside, Harewood Forest and the Test Valley beyond. In total, the property offers six double bedrooms, two with en-suite shower rooms. Two bedrooms are on their own floor and are serviced by one separate shower room. There is also a family bathroom, cloakroom, office and substantial open-plan kitchen/living/dining room with adjoining utility room.

Gated access from London Road itself leads directly onto a driveway bordered by mature shrubs and hedging which offers parking for up to five vehicles. Steps lead up to paths on both sides of the property which provide access to the rear garden, gymnasium and stores plus the front door of the property alongside an area of lawn with the path on the opposite side providing access to the utility room. The front door of the property opens into a light and airy entrance hallway with an impressive roof lantern flooding the space with natural light. Impressive modern, contemporary tiled flooring flows through from the entrance hallway into the open-plan kitchen/living/dining room all to one side of the property, all with underfloor heating. That open-plan living space is the hub of the property with windows to the front and impressive bifold doors to the rear whilst a modern, contemporary wood burning stove adds a cosy centrepiece to this living space. The kitchen occupies one side of the open-plan space, complete with granite worksurfaces and matching upstands, integral dishwasher, fridge freezer and built-in eye-level ovens and grill. A matching island includes an inset induction hob with extractor over. Just off the kitchen area is a utility room with external access to one side of property.

The accommodation is split into two further areas from the entrance hallway with stairs down to the ground floor which comprises two front aspect double bedrooms, both of which are serviced by their own adjoining shower room complete with double walk in shower enclosure with rainfall shower system, concealed cistern WC, vanity hand wash basin and heated towel rail. The second area of accommodation from the entrance hallway firstly comprises an office and a cloakroom before a short flight of stairs lead up to a hallway with access to the family bathroom and four further double bedrooms, two of which have ensuite shower rooms.

The fully landscaped garden space to the rear of the property includes an expansive decking area, ideally located and accessed via bifold doors opening out from the open plan kitchen/living/dining room. Retaining walls give rise via steps up to an undulating area of lawn with paved access to one side leading to a modern, fully insulated outbuilding which includes a gymnasium and two separate store rooms, all with power and lighting.

