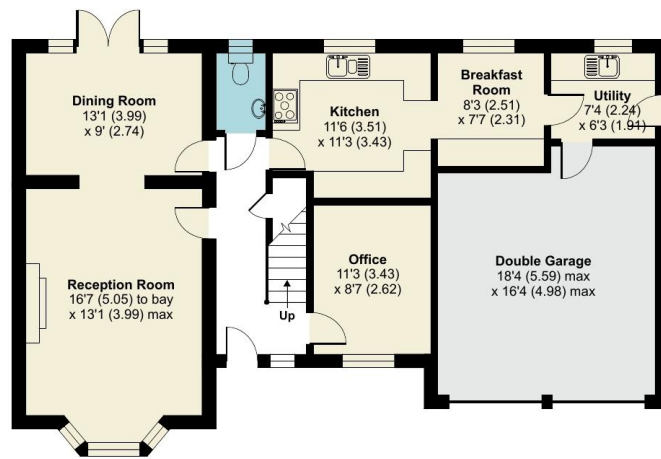
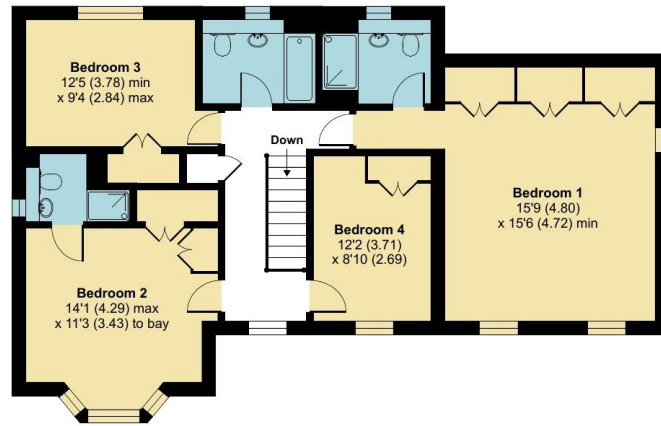


Denning Mead, Andover, SP10

Approximate Area = 1890 sq ft / 175.6 sq m
Garage = 274 sq ft / 25.4 sq m
Total = 2164 sq ft / 201 sq m
For identification only - Not to scale

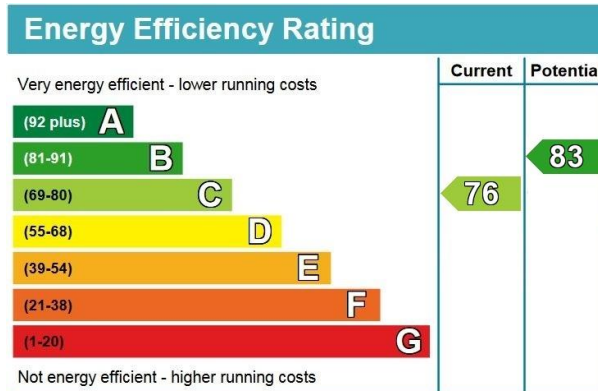


RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1070674 



Denning Mead, Andover

Guide Price £650,000 Freehold



- Entrance Hall
- Sitting & Dining Room
- Utility Room
- Bathroom
- Double Garage & Parking
- Office
- Kitchen & Breakfast Room
- 4 Double Bedrooms
- 2 Ensuite Shower Rooms
- Attractive 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.



DESCRIPTION: This executive detached house is located in a sought after development close to the railway station, the town centre and Rookwood School. The spacious accommodation comprises entrance hall, sitting room, dining room, cloakroom, office, kitchen with breakfast room, utility room, master bedroom with ensuite shower room, second bedroom with ensuite, two further double bedrooms - all with fitted wardrobe cupboards - and a family bathroom. Outside there is generous driveway parking leading to a double garage and an attractive garden to the rear.

LOCATION: Andover offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station 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.

ACCOMMODATION: Open porch with front door into:

HALLWAY: Window to front. Stairs to first floor with understairs cupboard and doors to:

OFFICE: Window to front.

SITTING ROOM: Bay window to front and fireplace with wood burner (new 2022).

DINING ROOM: French doors to garden.

CLOAKROOM: Window to rear. WC and vanity unit with wash hand basin.

KITCHEN: Window to rear. Re-fitted in 2022 with a contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Space for range style cooker with extractor over. Integral dishwasher and fridge/freezer. Open access to **BREAKFAST ROOM** with window to rear and further cupboards Door to:

UTILITY ROOM: Window to rear and side door to garden. Cupboards with work surface and space and plumbing for washing machine and tumble drier. Door to garage.

FIRST FLOOR LANDING: Window to front. Loft access and airing cupboard with hot water tank and shelving. Doors to:

MASTER BEDROOM: Double aspect with three fitted wardrobe cupboards. Door to:

ENSUITE SHOWER ROOM: Window to rear. Double shower cubicle, wash hand basin and WC.

BEDROOM 2: Bay window to front. Two fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM: Window to side. Shower cubicle, wash hand basin and WC.

BEDROOM 3: Window to rear and fitted wardrobe cupboard.

BEDROOM 4: Window to front and fitted wardrobe cupboard.

BATHROOM: Window to rear. Panelled bath, wash hand basin and WC.

OUTSIDE: To the front there is an area of lawn with shrubs, a path to the front door and gated side access to the rear garden. A driveway offers parking and access to:

DOUBLE GARAGE: Two up and over doors, power, light and wall mounted boiler (new 2021).

REAR GARDEN: Attractive garden with a patio area adjacent to the house benefiting from two electric canopies. The remainder is lawn with shrub beds, a shed and an arbour.

TENURE & SERVICES: Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

