

Olympic Park Road, Andover, SP11

Approximate Area = 2446 sq ft / 227.2 sq m
 Limited Use Area(s) = 77 sq ft / 7.1 sq m
 Garage = 387 sq ft / 36 sq m
 Total = 2910 sq ft / 270.2 sq m
 For identification only - Not to scale



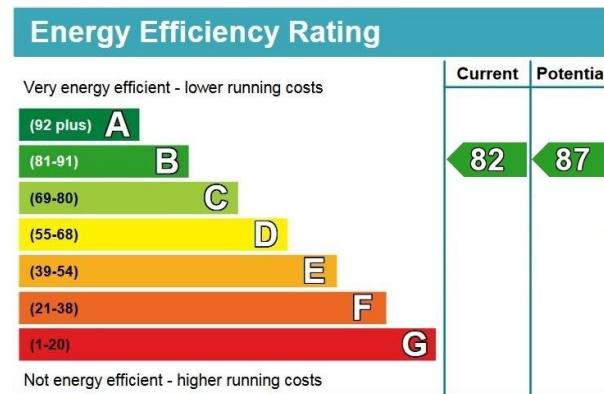
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Austin Hawk Ltd. REF: 1079436





Olympic Park Road, Andover

Guide Price £650,000 Freehold



- **Detached Family Home**
- **Fully Upgraded Throughout**
- **Sitting Room/Dining Room**
- **2 En-suite Shower Rooms**
- **Rear Garden**

- **No Onward Chain**
- **Kitchen/Breakfast Room**
- **7 Bedrooms**
- **2 Family Bathrooms**
- **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.

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DESCRIPTION: Available with No Onward Chain, Austin Hawk are delighted to present this impressive and imposing seven-bedroom, detached house, which has been extensively upgraded by the current owner. Positioned on the edge of the Augusta Park development. The immaculate accommodation offers many unique features including, automatic PIR lighting, heating via Hive controls and spacious living across three floors. Comprising, spacious entrance hall, cloakroom, dining room, kitchen/breakfast room, sitting room, two bedrooms with en-suites, five further bedrooms and two family bathrooms. Outside there is a fully enclosed landscaped garden to the rear, a double garage to the front with a 7KW electric car charger and driveway parking.

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. Lords Way can be found off East Anton Road within the Augusta Park development which has many local amenities including schools, a nursery, a Co Op convenience store, fast food outlets and East Anton sports ground with Harmony Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

HALLWAY: Spacious hallway with Smoke brushed elm luxury vinyl flooring, feature LED lights, stairs to the first floor with automatic PIR low-level lighting, and bespoke under-stairs shoe cupboard and storage. Doors to:

CLOAKROOM: Front aspect, automatic PIR LED lighting, Roca suite with low-level WC, wash hand basin and LED mirrored cabinet.

DINING ROOM: Triple aspect with Cormar Apollo elite carpets.

SITTING ROOM: Double aspect, French doors to the garden, and Cormar Apollo Elite carpets.

KITCHEN/BREAKFAST ROOM: Modern, fully fitted Clerkenwell kitchen benefitting from Howden's appliances. Front aspect, French doors to the garden and Smoke brushed Elm Camaro luxury flooring. Range of eye and base level cupboards and drawers with Storm grey marble worksurface over and inset ceramic sink and drainer. Integral dishwasher, washing machine and Bosch American Fridge Freezer. Inset Five gas hob, including a wok burner with extractor over. Inset eye-level stainless steel compact oven with microwave and further stainless-steel steam assist multifunction oven. Cupboard with wall-mounted boiler, space for table and chairs. All of the kitchen equipment comes with a five year warranty.

FIRST FLOOR LANDING: Cormar Apollo Elite carpets, airing cupboard with hot water tank, stairs to second floor with automatic PIR low-level lighting, and doors to:

MASTER BEDROOM: Double aspect, Cormar Apollo elite carpets and door to:

EN-SUITE SHOWER ROOM: Roca range suite with low-level WC, double shower cubicle, heated towel rail and wash hand basin with LED mirrored cabinet benefitting from built-in defogging heating pad. Automatic PIR-LED lighting.

BEDROOM TWO: Double aspect, Cormar Apollo elite carpets and door to:

EN-SUITE SHOWER ROOM: Side aspect. Roca range suite with low-level WC, double shower cubicle, heated towel rail and wash hand basin with LED mirrored cabinet benefitting from built-in defogging heating pad. Automatic PIR-LED lighting.

BEDROOM FIVE: Rear aspect, Cormar Apollo elite carpets.

BEDROOM SIX: Front aspect, Cormar Apollo elite carpets.

BATHROOM: Front aspect. Roca range suite with low-level WC, shower cubicle, panelled bath with hand-held shower attachment, heated towel rail and wash hand basin with LED mirrored cabinet benefitting from built-in defogging heating pad. Automatic PIR-LED lighting.

SECOND FLOOR LANDING : Walk-in storage cupboard, Cormar Apollo Elite carpets with automatic PIR low-level lighting, and doors to:

BEDROOM THREE: Front aspect and Cormar Apollo elite carpets.

BEDROOM FOUR: Two Velux windows to the rear and Cormar Apollo elite carpets.

BEDROOM SEVEN : Double aspect and Cormar Apollo elite carpets.

SHOWER ROOM : Roca range suite with low-level WC, shower cubicle, heated towel rail and wash hand basin with LED mirrored cabinet benefitting from built-in defogging heating pad. Automatic PIR-LED lighting.

FRONT GARDEN: Path to front door with stone mulch to either side and trimmed bushes. Driveway parking for two vehicles and 7KW car charger.

DOUBLE GARAGE: Up and over doors to the front with power and light.

REAR GARDEN: Patio area adjacent to the property with path to rear garage door. Remainder newly laid to lawn with a variety of fruit and rose trees, fully enclosed by brick wall and fencing. The garden also benefits from floodlights and outside power sockets.

TENURE & SERVICES:Freehold. Mains water, drainage, electricity and gas are connected. Gas fired central heating to radiators. The property has also been pre-wired for solar panels.

