

Casterbridge Lane, Weyhill, Andover, SP11

Approximate Area = 1524 sq ft / 141.5 sq m
 Garage = 336 sq ft / 31.2 sq m
 Total = 1860 sq ft / 172.7 sq m
 For identification only - Not to scale

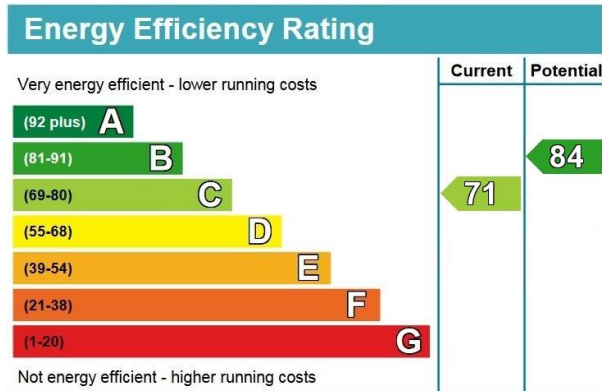


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Austin Hawk Ltd. REF: 1000277



Casterbridge Lane, Weyhill

Guide Price £580,000 Freehold



- Hallway & Cloakroom
- Dining Room
- Utility Room
- 3 Further Bedrooms
- Double Garage & Driveway
- Sitting Room
- Kitchen/Breakfast Room
- Master Bedroom Suite
- Bathroom
- 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 detached house is located in a quiet cul-de-sac of only four properties in the village of Weyhill. The well presented accommodation comprises entrance hall, cloakroom, double aspect sitting room, dining room, kitchen/breakfast room, utility room, master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is generous driveway parking leading to a double garage and a very attractive garden to the rear.

LOCATION: The village of Weyhill is situated just to the west of Andover and benefits from a church, garage/shop and a restaurant. 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: Canopy porch with front door into:

ENTRANCE HALL: Stairs to first floor, cloaks cupboard and doors to:

CLOAKROOM: Window to side. WC and wash hand basin.

SITTING ROOM: Window to front and French doors to rear garden. Fireplace with wood burner.

DINING ROOM: Window to rear.

KITCHEN/BREAKFAST ROOM: Windows to side and front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Range style cooker with extractor over. Integral dishwasher, space for fridge/freezer, space for table and chairs and access to:

UTILITY ROOM: Window and door to rear garden. 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, space for further appliance and wall mounted boiler.

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

MASTER BEDROOM: Window to front. Fitted wardrobe cupboards and dressing area with French doors and Juliette balcony. Door to:

ENSUITE SHOWER ROOM: Window to side. Shower cubicle, vanity drawer with wash hand basin, WC and heated towel rail.

BEDROOM 2: Window to front and fitted wardrobe cupboard.

BEDROOM 3: Window to rear.

BEDROOM 4: Window to rear and fitted wardrobe cupboard.

BATHROOM: Window to rear. Panelled bath with shower over, vanity drawer with wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is an area of lawn with a path to the front door, an electric car charging point and gated access to the rear garden. A driveway offers parking for four cars and access to:

DOUBLE GARAGE: Two up and over doors, power and light.

REAR GARDEN: Attractive and sunny garden which is fully enclosed. Patio area adjacent to the house with the remainder laid to artificial lawn with mature shrub borders and trees.

TENURE & SERVICES: Freehold. 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.

