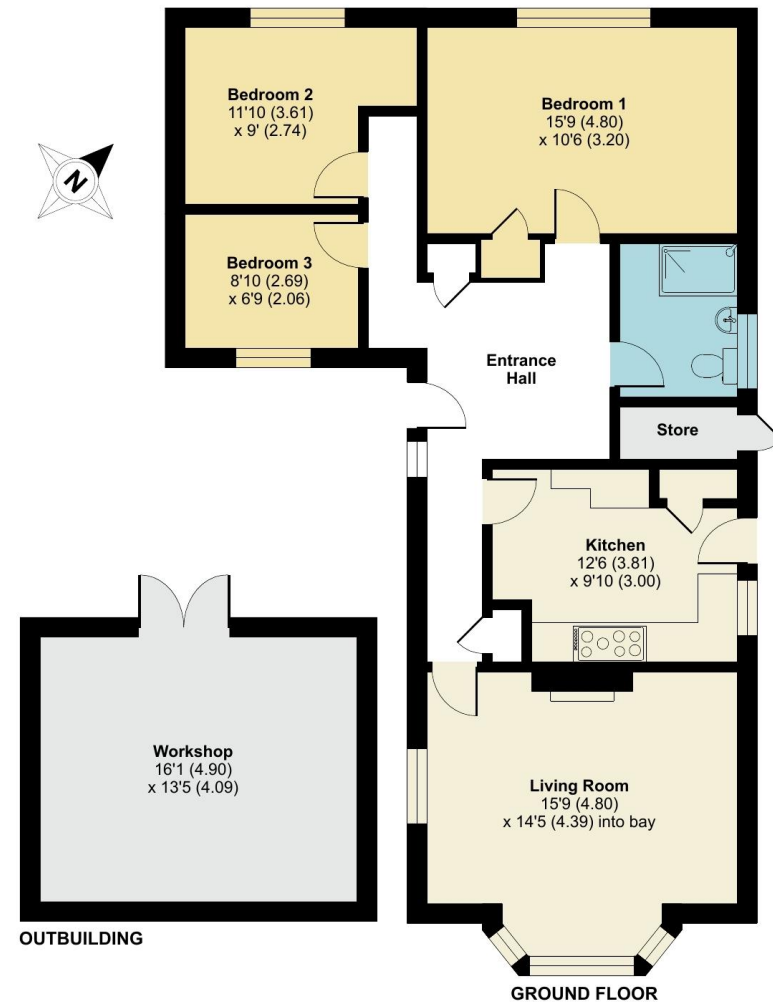


Old Salisbury Road, Abbots Ann, Andover, SP11

Approximate Area = 904 sq ft / 84 sq m (excludes store)
 Outbuilding = 218 sq ft / 20.2 sq m
 Total = 1122 sq ft / 104.2 sq m
 For identification only - Not to scale

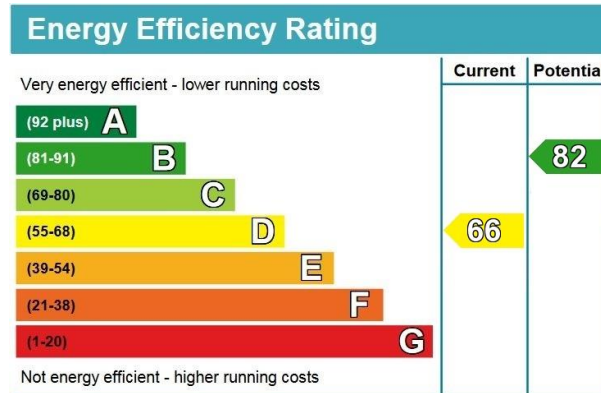


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1101884



Old Salisbury Road, Abbots Ann

Guide Price £545,000 Freehold



- **Detached Bungalow**
- **Generous Sized Plot**
- **Living Room**
- **Three Bedrooms**
- **Good Sized Workshop**

- **Rural Location**
- **Fully Renovated**
- **Kitchen**
- **Modern Contemporary Shower Room**
- **Generous 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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Occupying an attractive and generous plot on the edge of the village of Abbots Ann, this detached, three-bedroomed bungalow has been fully renovated by the current owners during their five-year tenure and includes a host of enhancements whilst maintaining its original character. Benefitting from generous driveway parking to one side of the front garden, the property comprises a welcoming entrance hall, cosy living room with multi-fuel burning stove, modern kitchen, three bedrooms and a modern, contemporary shower room. Outside, there is an attached and sizeable workshop accessible from both the front and rear of the property, plus a secluded, south-facing patio. A particular feature of the plot is the very sizeable, private rear garden, all laid to lawn and all of one level for ease of maintenance. Please contact Austin Hawk for a full list of all the updates and enhancements undertaken by the current owners.

The front of the plot includes an area of lawn bordered by panelled fencing, hedging and picket fencing with the gravelled driveway to one side. Gated access at one end of the driveway leads to both the front of the attached workshop and the attractive patio area, secluded behind decorative panelled fencing. The patio area leads to the front door with the welcoming entrance hallway beyond, complete with original parquet flooring. A hallway leads to the front of the property with the modern kitchen having a side aspect with an external door out to one side of the property. The kitchen itself has a range of eye and base level cupboards and drawers with solid Oak worksurfaces over, attractive subway tiled splashbacks and an inset, modern Belfast sink. There is space and connections for free-standing appliances. Further along the hallway is a dual aspect living room with a bay window overlooking the front garden plus a window to one side. Exposed timber flooring is a feature of this room as is the multi-fuel burning stove, inset within a brick surround with a sandstone tiled hearth and mantle. All three bedrooms are located at the rear of the bungalow with two double bedrooms both overlooking the expanse of the rear garden and the third bedroom, a good-sized single having a front aspect. The modern, contemporary shower room features contrasting wall and floor tiles with a double walk-in shower enclosure, close coupled WC and vanity hand wash basin with vanity storage below. Outside, there is gated access between the front and the rear gardens via a pathway to one side which also has access to a built-in storeroom which contains the electric meter and the consumer unit, both recently installed as part of the rewiring of the property. The rear garden itself is enclosed by a mixture of both panelled and post and rail fencing and measures in excess of 100ft.

The property is located off Old Salisbury Road which links Little Ann Road with Salisbury Road. Nearby are The Poplar Farm Inn, just a couple of hundred metres away with the village of Abbots Ann less than a mile away via Little Ann Road. Abbots Ann is a thriving community with an award-winning village shop, church, state of the art primary school and its own public house, The Eagle. Just across Salisbury Road is the village of Anna Valley which has a garden centre and local farm shop. Anna Valley sits below Bury Hill, the site of an ancient Iron Age hillfort which can be explored via a myriad of local public footpaths whilst Pillhill Brook flows through Anna Valley on its way to link up with the River Anton, a tributary of the River Test. Abbots Ann is one of Andover's nearest outlying villages and so close to the amenities that Andover itself offers including the mainline Exeter to London Waterloo railway line, various pre-school, primary and secondary schools plus Andover College for tertiary education. Andover boasts a theatre, cinema, hospital, eateries, supermarkets, a twice-weekly high street market plus occasional weekend artisan markets and much more besides.

