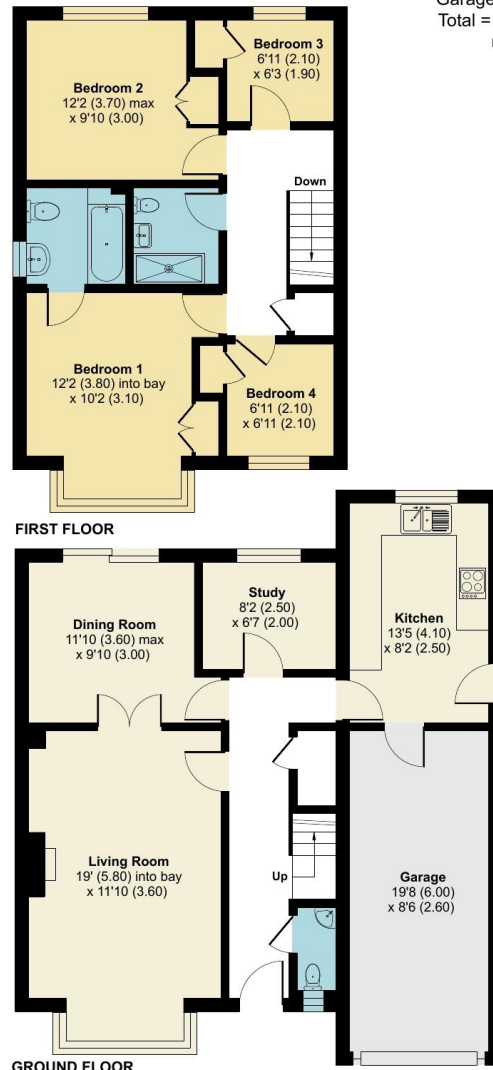


**Barlows Lane, Andover, SP10**

Approximate Area = 1169 sq ft / 108.6 sq m  
Garage = 168 sq ft / 15.6 sq m  
Total = 1337 sq ft / 124.2 sq m  
For identification only - Not to scale

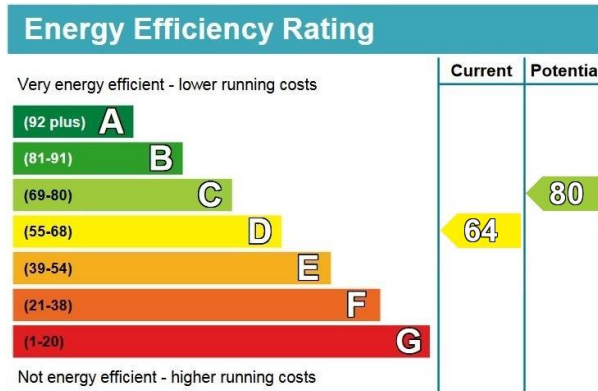


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Austin Hawk Ltd. REF: 1121636



**Barlows Lane, Andover**

**Guide Price £540,000 Freehold**



- Completed Chain
- Kitchen
- Master Bedroom Suite
- Family Bathroom
- Attractive Gardens

- Living & Dining Rooms
- Cloakroom & Study
- Three Further Bedrooms
- Garage & Driveway Parking
- 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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With an excellent location in one of Andover's most sought-after residential areas, this four bedroomed, detached house also benefits from an attached garage and driveway parking for up to four vehicles. The location has proximity to local schools and Andover's town centre whilst being a very short distance from Rooksbury Mill Nature Reserve and open countryside beyond. Constructed in 1988, the very well-presented accommodation features a host of numerous upgrades comprises, entrance hallway, cloakroom, living room, dining room, study, kitchen, master bedroom suite and three further bedrooms all serviced by a family bathroom. Outside to the rear is a very attractive, tranquil garden. The property is offered to market with a completed chain.

Secluded at the front with a mature hedge, there is driveway parking in front of the garage and gated side access to the rear of the property. A lawned area to one side of the driveway with mature borders completes the frontage with the front door sheltered under a covered porch. Off of the entrance hallway are the cloakroom, complete with porthole window and the front aspect living room with box bay window. Double internal glazed doors open from the living room to the dining room, itself with patio doors opening out to a paved terrace adjacent to the rear of the property. The study is located centrally at the rear of the ground floor with views over the attractive rear garden. The kitchen includes integral appliances and underfloor heating with access to the side of the property plus internal access to the rear of the garage which includes plumbed in central heating, power, lighting plus space a plumbing for a washing machine, tumble dryer and additional fridge/freezer space.

The first floor offers a front aspect master bedroom suite, three further bedrooms, all with built in wardrobe storage and a recently completed, modern, contemporary shower room. The attractive rear garden has a terraced theme with the patio adjacent to the rear of the property providing outside seating and dining under an electric awning. Mature flower and herbaceous borders rise from the patio and give way to an area of lawn with further borders and a garden shed.

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. Barlows Lane links the junction of Anton Road and South Street, near the town centre with Church Lane and Norman Court Lane at its southern limit. The location therefore gives good access not only to the town centre but also open countryside with Rooksbury Mill Nature Reserve and the outlying Clatford villages a short distance away. Andover Golf Club can be found nearby on Winchester Road with the Hampshire Golf Club a short distance further on as Winchester Road heads towards Stockbridge, Wherwell, Chilbolton and the River Test. Barlows Lane is on a local bus route to and from Andover's town centre whilst Winchester Road is on a main bus route linking not only the outlying villages to the south but also the City of Winchester.

