

Highbury Road, Anna Valley, Andover, SP11

Approximate Area = 1732 sq ft / 160.9 sq m
 Garage = 234 sq ft / 21.7 sq m
 Outbuilding = 198 sq ft / 18.3 sq m
 Total = 2164 sq ft / 200.9 sq m
 For identification only - Not to scale

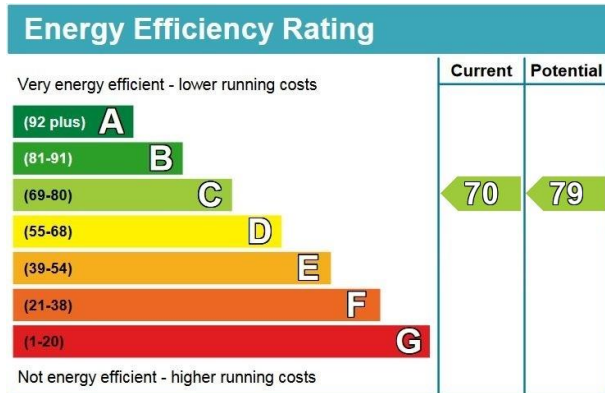


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Austin Hawk Ltd. REF: 1122722



Highbury Road, Anna Valley

Guide Price £650,000



- Elevated Village Location
- Open Plan Kitchen/Dining Room
- Ground Floor Family Bathroom
- Master Bedroom Suite
- Mature Gardens & Home Office

- Fully Renovated
- Living Room
- Cloakroom & Utility Room
- Three Further Double Bedrooms
- Extensive Driveway Parking & Garage

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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Benefitting from a tranquil location within an elevated cul-de-sac overlooking Anna Valley, this four-bedroomed, detached house has had a full renovation during the tenure of the current owners in recent years. Deceptively spacious, the well-presented accommodation comprises, hallway, living room, generous, open-plan kitchen/dining room, utility room, cloakroom, ground floor family bathroom, master bedroom suite and three further double bedrooms. Outside, the front of the property offers driveway parking for up to ten vehicles plus a garage. There is gated side access to an attractive, mature rear garden that includes a modern, insulated home office with power and lighting. Beyond the rear garden is open countryside and footpath access directly to Bury Hill and the village of Upper Clatford.

A gravelled driveway, with mature flower and shrub borders to the sides extends beyond a side gate to the front of the garage and provides parking for up to ten vehicles. Steps lead up to the front door of the property, under a covered porch. From the front door, an entrance hallway with exposed Norwegian Redwood flooring gives access to a front aspect living room with box bay window and a continuation of the exposed Redwood flooring theme. Beyond, the hallway opens to a central lobby with understairs storage and access to all other ground floor rooms. There is access to two ground floor bedrooms, both good-sized doubles; one has a front aspect, again with a box bay window, whilst the other has a side aspect and a double fitted wardrobe. A modern, contemporary family bathroom services both of these ground floor bedrooms and includes a freestanding bath, double-sized walk-in shower enclosure, WC, hand wash basin and heated towel rail. Spanning the rear of the ground floor is a generous, open-plan kitchen/dining room, its dual aspect creating a light and airy atmosphere throughout with bifold doors opening out to the rear garden. The kitchen comprises a range of extensive oak kitchen units with the kitchen storage available maximised with a separate utility room which is home to space and plumbing for a washing machine and dishwasher, complete with plumbed in water softener.

The first floor provides the master bedroom suite, triple aspect with Velux windows to both sides and French Doors opening in with a Juliet balcony. The ensuite bathroom features polished travertine tiling, a claw foot, rolltop bath along with a separate shower enclosure. Finally, a further double bedroom has a front aspect and is serviced by an adjoining cloakroom. Outside to the rear, a mature garden offers a terraced patio adjacent to the rear of the property with retaining walls and steps up an area of lawn with a modern, insulated home office with power and lighting to one side. There is also a decked seating area under a pergola plus a garden shed.

The location of the property offers much with many nearby local amenities including public houses, local farm shop, garden centre and proximity to open countryside. The property occupies an elevated position on the slopes of 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. Being Andover's nearest outlying village also means that the amenities that Andover itself offers are close by 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.

