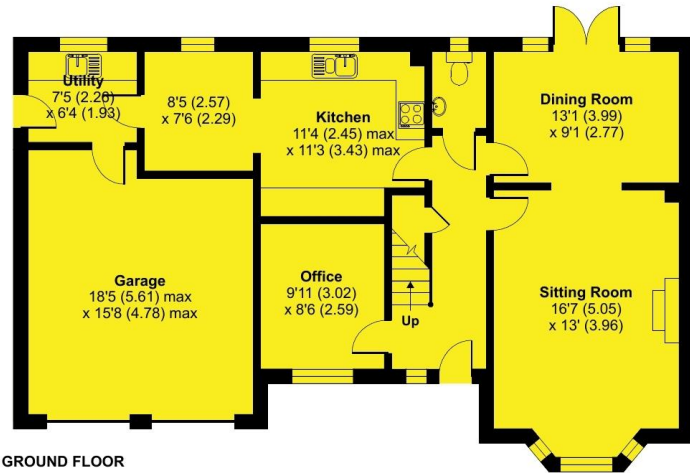
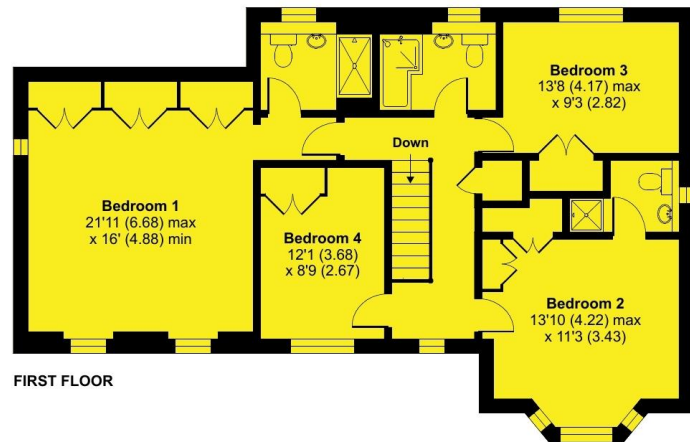


Denning Mead, Andover, SP10

Approximate Area = 2138 sq ft / 198.6 sq m (includes garage)
For identification only - Not to scale

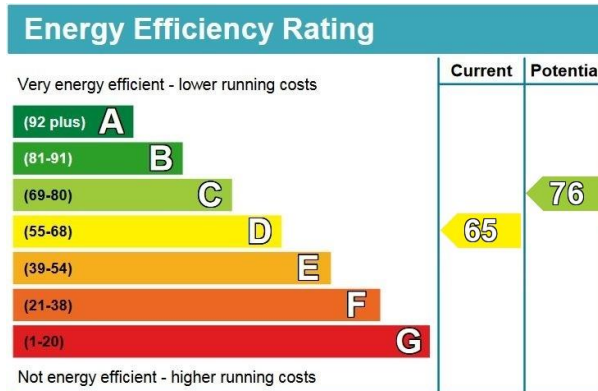


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Austin Hawk Ltd. REF: 915691



Denning Mead, Andover

Guide Price £675,000 Freehold



- Entrance Hall
- Study
- Utility Room
- 2 Ensuite Shower Rooms
- Parking & Double Garage
- Sitting & Dining Room
- Kitchen/Breakfast Room
- 4 Double Bedrooms
- 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.

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Austin Hawk welcomes to the Andover market, a rare opportunity to purchase a substantial four double bedroom detached home in an enviable position overlooking a small green with wooded area, on the sought after Denning Mead development. Located with proximity to the revered Rookwood School and a short distance from the mainline station to London (Waterloo) this well presented and spacious family home offers highly versatile accommodation throughout.

The accommodation itself comprises to the ground floor; entrance hallway with cloakroom, sitting room with bay window, separate dining room with french doors to the patio area, a separate study - perfect for homeworkers - an 18ft long kitchen with breakfast area with separate utility room offering side access to the garden and internal access to the double garage.

To the first floor the house boasts four double bedrooms, all benefitting fitted wardrobes. The principal bedroom benefits from a full wall of fitted wardrobes and an ensuite shower room. Bedroom 2 offers an ensuite shower room and a bay window. There are a further two sizeable bedrooms on the first floor. The family bathroom is located in a central position from the landing offering a three piece suite and shower over the bath.

Externally and to the rear, the property boasts a sizeable plot - the landscaped garden offering a lawn with wrap-around patio area. Nestled in the corner there is a powered summer house. To the front there is a manicured front garden with extensive parking for multiple cars and access to the powered double garage.

Lastly, this stunning family home is offered to the market with NO CHAIN.

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.

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.

