

Old Winton Road, Andover, SP10

Approximate Area = 1562 sq ft / 145.1 sq m
 Limited Use Area(s) = 101 sq ft / 9.4 sq m
 Total = 1663 sq ft / 154.5 sq m
 For identification only - Not to scale

Denotes restricted head height

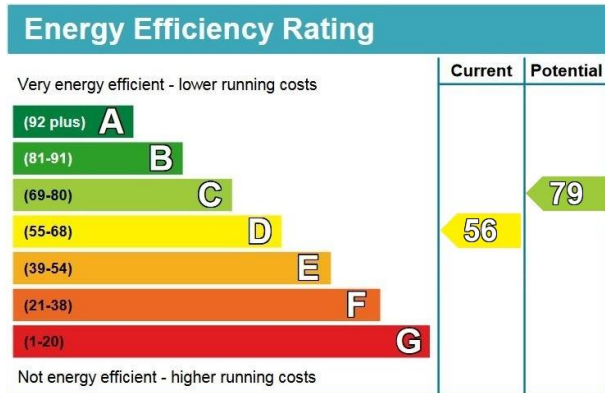


RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Austin Hawk Ltd. REF: 1135915
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Old Winton Road, Andover

Guide Price £475,000 Freehold



- No Onward Chain
- Entrance Lobby & Hallway
- Lounge & Dining Room
- Two Ground Floor Bedrooms
- Cloakroom

- Detached Chalet Bungalow
- Kitchen
- Ground Floor Bathroom
- Three Further Bedrooms
- Close to 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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Available to the property market with No Onward Chain, a rare opportunity to acquire this spacious, detached, chalet bungalow located in one of Andover's most established residential streets. The property features a versatile layout providing generous living space along with the potential for up to five bedrooms or, additional reception rooms if required. The accommodation comprises a ground floor with an entrance lobby and hallway, lounge, kitchen, dining room, ground floor bathroom and two double bedrooms. The first floor comprises a master bedroom suite with two further bedrooms alongside a cloakroom. The property sits within an attractive plot with driveway parking to the front and ramped access to the front of the property whilst to the rear is a good sized, mature garden. Viewing is highly recommended to fully appreciate the space on offer and the versatility of the property's layout.

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. Old Winton Road can be found on the southern side of Andover off Winchester Road and has its own convenience store which is directly opposite the property. Old Winton Road also benefits from being on a town centre bus route. The location provides good access not only to the town centre but also open countryside with the start of the historic Ladies Walk just a over a quarter of a mile away. Rooksbury Mill Nature Reserve, Harewood Forest and the outlying Clatford villages are all nearby along with Andover Golf Club located on Winchester Road plus the Hampshire Golf Club a short distance further on as Winchester Road heads towards Stockbridge, Wherwell, Chilbolton and the Test Valley.

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.

