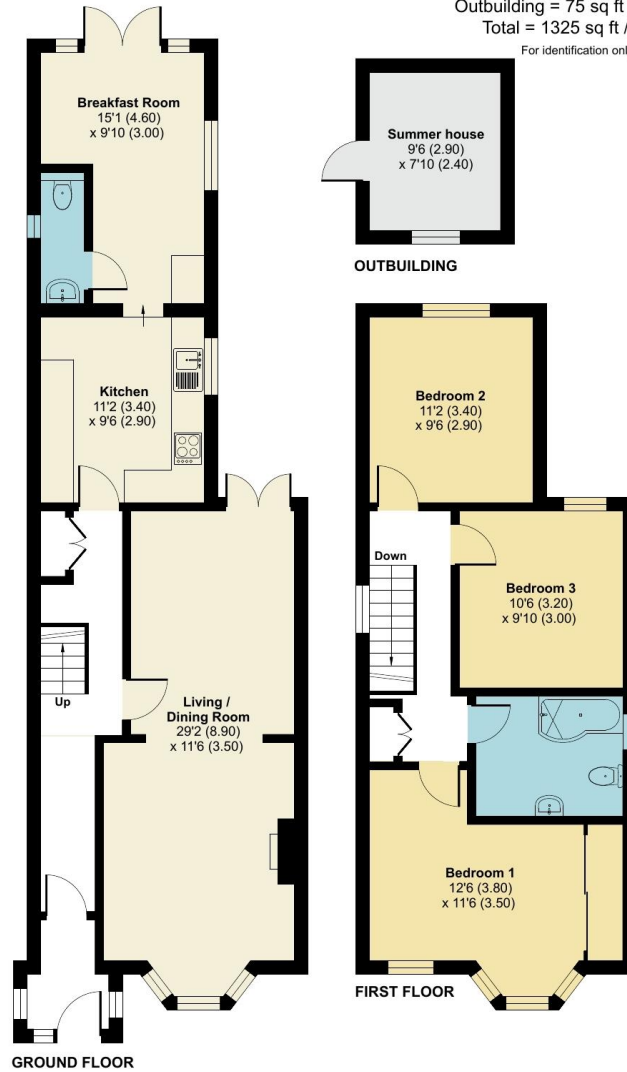




Old Winton Road, Andover, SP10

Approximate Area = 1250 sq ft / 116.1 sq m
Outbuilding = 75 sq ft / 6.9 sq m
Total = 1325 sq ft / 123 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). © richecom 2024. Produced for Austin Hawk Ltd. REF: 1136736



Old Winton Road, Andover

Guide Price £350,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Period Detached House
- Hallway
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Garden & Driveway Parking

- Entrance Lobby
- Living/Dining Room
- Cloakroom
- Family Bathroom
- Close to Amenities and Open Countryside

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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DESCRIPTION: Located on one of Andover's most established residential roads, this late Victorian, three double-bedroomed, detached house is deceptively spacious throughout and maintains a period feel allied with modern living. The property benefits from block-paved driveway parking for two vehicles, directly to the front of the property and a good-sized, practical garden to the rear, plus, an excellent location for access to local amenities and schools catering for all age groups. Well presented throughout, the accommodation comprises an entrance lobby, hallway, living/dining room, kitchen/breakfast room, cloakroom, three double bedrooms and a family bathroom. Outside to the rear is a good-sized, low maintenance garden which includes a workshop/outbuilding complete with power and lighting.

LOCATION: 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 literally just a stone's throw from the property which 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 less than a quarter of a mile away. Rooksbury Mill Nature Reserve, Harewood Forest and the outlying Clatford villages are all a short distance away also 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 heart of the Test Valley.

OUTSIDE: A Block paved driveway spans the front of the property, bordered by decorative low-level walling. A block paved path leads from the driveway to one side of the property with gated access to the rear garden. Glazed front door with glazed side panel into:

ENTRANCE LOBBY: Glazed to both sides. Travertine tiled flooring. Internal decorative glazed door into:

HALLWAY: Travertine tiled flooring. Stairs to first floor. Double doors to built-in understairs storage cupboard and understairs recess storage space. Radiators. Door to:

LIVING/DINING ROOM: Spacious, open plan living/dining room with a bay window to the front and French doors to the rear providing access to the rear garden. New fitted carpet throughout. Serving hatch from the dining area to the kitchen. Radiators.

KITCHEN/BREAKFAST ROOM: Side aspect kitchen with travertine tiled flooring. Range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks, including a matching breakfast bar. Inset one and a half bowl stainless steel sink and drainer, inset induction hob with extractor over. Built-in, eye-level electric oven and oven/grill. Space and plumbing for a washing machine and a dishwasher. Space for fridge freezer. Open plan to a dual aspect breakfast room, also with travertine tiled flooring. Window to the side and French doors opening out the rear garden. Door to:

CLOAKROOM: Window to the side. Close coupled WC.

LANDING: Double doors to built-in airing cupboard housing gas combi boiler (installed 2022).

BEDROOM ONE: Double bedroom with bay window to the front. Sliding mirrored doors to wall-to-wall, built-in wardrobe storage. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Radiator.

BEDROOM THREE: Rear aspect double bedroom. Loft access. Radiator.

FAMILY BATHROOM: Window to the side. "P" shaped panelled shower bath with shower over and fully tiled bath enclosure. Close coupled WC, pedestal hand wash basin and heated towel rail.

REAR GARDEN: A block paved patio adjacent to the rear of the property joins the path to one side of the property with gated access to the front. Low-level retaining walls frame the patio area and form raised flower beds with steps up to an area of lawn either side of a block paved path leading to the end of the garden. Step up to the workshop/outbuilding which is set on a concrete base and has power and lighting. To one side is a raised, outside seating area underneath a Pergola.

TENURE & SERVICES: Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

