

Vine Cottage, SP10
 Approximate Gross Internal Area = 141 sq m / 1515 sq ft
 Approximate Outbuildings Internal Area = 35 sq m / 379 sq ft
 Approximate Total Internal Area = 176 sq m / 1894 sq ft

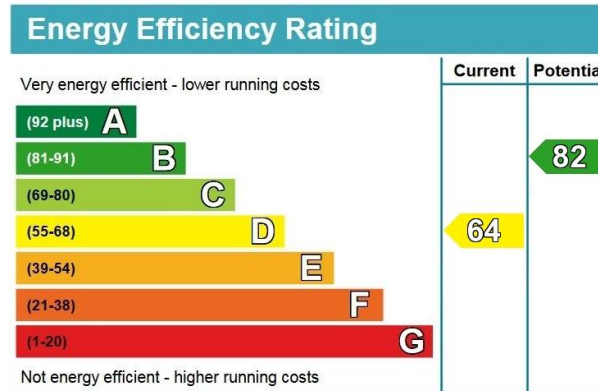


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
 Produced for Austin Hawk Ltd



Junction Road, Andover

Guide Price £535,000 Freehold



- Entrance Porch
- Kitchen
- Utility and Shower Room
- Family Bathroom
- Generous Driveway Parking

- Living Room & Dining Room
- Modern Conservatory
- Three Bedrooms
- Gardens including Three Outbuildings
- Close to Railway Station and 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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



Extensively renovated and modernised during the last decade, this three-bedroomed detached house benefits from an excellent location on one of Andover's most established residential roads with both Andover's mainline railway station and town centre amenities just a quarter of a mile away. The property was originally constructed circa 1880, with then, a comprehensive plot to the rear that was home to glasshouses on a large scale. Today, the property still occupies a good-sized plot with the sympathetic renovations undertaken by the current owners, providing a perfect balance of modern living allied with numerous period charm. Well-presented throughout, the accommodation comprises an entrance porch, two reception rooms, kitchen, utility and shower room, conservatory, three bedrooms and a family bathroom. Outside, there is generous driveway parking and a practical rear garden that includes three outbuildings, all with power and lighting.

The property is located centrally within Junction Road, with the driveway to one side. A path leads to the newly constructed entrance porch, through a mature flower garden, bordered to the front by a newly constructed brick wall with pillars and wrought iron railings. Beyond the entrance porch, stairs to the first floor separate the two front aspect reception rooms. The living room features a gas-fired stove inset within a brick fireplace and a reclaimed oak mantle. The dining room includes a wood burning stove set within an original brick and flint fireplace. Engineered oak flooring enhances both reception rooms along with recently fitted, sash-style windows. The kitchen is off the dining room and has a rear aspect with porcelain tiled flooring. Fitted in 2021, the kitchen includes a bespoke walk-in pantry, range cooker, quartz worksurfaces with decorative tiled splashbacks, a matching island with breakfast bar and integral wine fridge, bespoke fitted storage, integral dishwasher and fridge. Accessed from the kitchen are the utility and the shower room, as is a newly constructed conservatory with further porcelain tiled flooring and a glazed, vented roof. The first floor comprises two front aspect double bedrooms, both with original feature period fireplaces, rear aspect third bedroom and the family bathroom. The rear garden includes three separate outbuildings, all with power and lighting. The largest of the outbuildings is currently used as a workshop and includes a fully boarded loft space. There is also a separate log cabin and a summerhouse located to the rear of the garden. A patio area, adjacent to the conservatory, provides a sheltered outdoor seating area with gated access to both sides of the property.

Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre, as well as numerous nearby notable tourist attractions. 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. Junction Road links the Broadway at its southern end and Cross Lane just off Charlton Road at its northern end near the mainline railway station. Junction Road is a no-through road, having been blocked at its midpoint at the end of the twentieth century, which, in doing so, put paid to commuters using the route as a quick access road to and from the railway station. Now, the road is a typical quiet residential road with an interesting mix of properties, the earliest of which were constructed in the latter half of the nineteenth century. Just off Junction Road, the area to the west contains a number of residential roads built in an area known as "Victoria Park" after Queen Victoria's Golden Jubilee in 1887.

