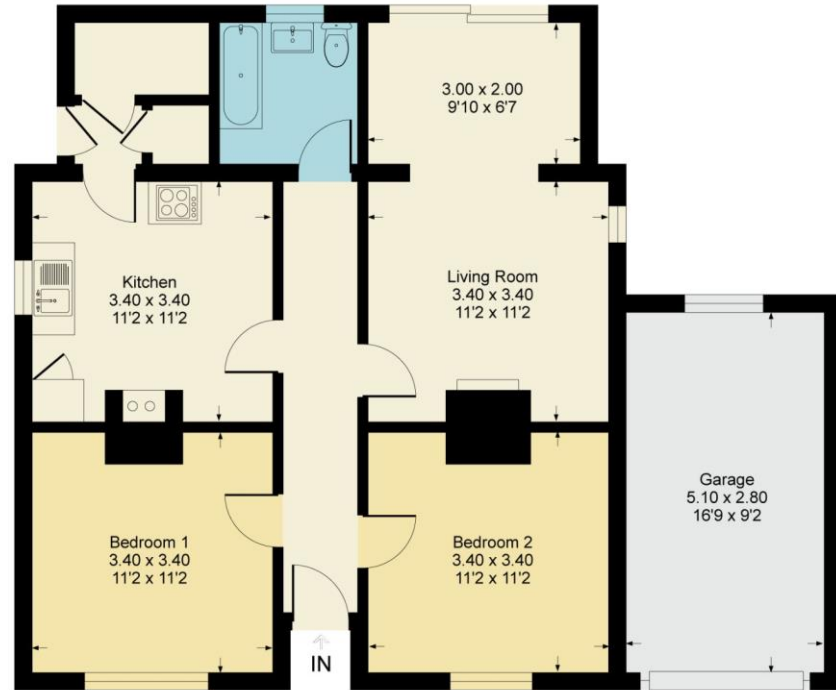


Broad Road, SP11
 Approximate Gross Internal Area = 72 sq m / 770 sq ft
 Approximate Garage Internal Area = 14 sq m / 154 sq ft
 Approximate Total Internal Area = 86 sq m / 924 sq ft



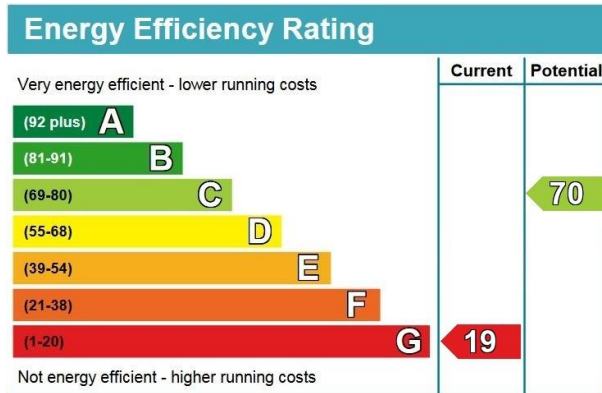
Ground Floor

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



Broad Road, Monxton

Guide Price £350,000 Freehold



- Village Location
- Scope for Full Renovation
- Living Room
- Two Double Bedrooms
- Attached Garage & Driveway

- No Onward Chain
- Good Sized Plot
- Kitchen
- Bathroom
- Wrap Around 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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A rare opportunity to acquire this detached bungalow, sat centrally within a good-sized, undulating plot on the edge of the village of Monxton. The property offers scope for complete renovation and upgrade and is available to the property market with No Onward Chain. Currently, the accommodation comprises a central hallway, a living room, kitchen, bathroom and two front aspect double-bedrooms. Outside, there is currently a driveway in front of an attached garage with a wrap-around garden that borders arable fields to the rear.

A path leads from the driveway to the front door of the property with the front door set back under a covered porch. Two front aspect double bedrooms are located either side of the hallway. The living room has a window to one side and patio doors that open out to the rear garden. The living room includes an open fireplace with a brick surround and a clay tiled hearth and mantle. The kitchen is of a good size and has side aspect with a door leading to a rear lobby with access to a walk-in pantry, built-in storage cupboard and an external side door. To the rear is the bathroom, which currently includes a panelled bath with an electric shower over, close coupled WC and hand wash basin. The garden to the front is laid to lawn and wraps around the property to both sides and includes a greenhouse. A path spans the rear of the property with a retaining wall forming the edge of a garden pond. Steps lead up to the remainder of the rear garden which is also laid to lawn with a further pond, bordered by mature hedging.

The picturesque village of Monxton is located just four miles south-west of Andover and stretches along "Andover Road", which is actually part of the Portway, an original Roman road that linked the settlements of Old Sarum and Silchester. Pillhill Brook, a tributary of the River Anton and a typical Hampshire chalk stream, meanders its way through the village. The property can be found on Broad Road, which traverses south-west from Monxton on its way to Kentsboro and Middle Wallop, providing easy access to the A343 and Salisbury. The location is ideal for London-bound commuters with choices of two mainline stations on the Exeter to Waterloo line. Grateley Station is just under five miles away with Andover Station just over three miles. There are numerous places of interest nearby, including The Hawk Conservancy, Danebury Iron Age Hill Fort and the Museum of Army Flying. The nearby village of Amport, very close by, is home to the Hawk Inn, which is a modern-day village pub offering dining and accommodation.

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.

