

Greenbanks Broad Road, SP11

Approximate Gross Internal Area = 164 sq m / 1760 sq ft
 Approximate Garage Internal Area = 19 sq m / 203 sq ft
 Approximate Total Internal Area = 183 sq m / 1963 sq ft



First Floor



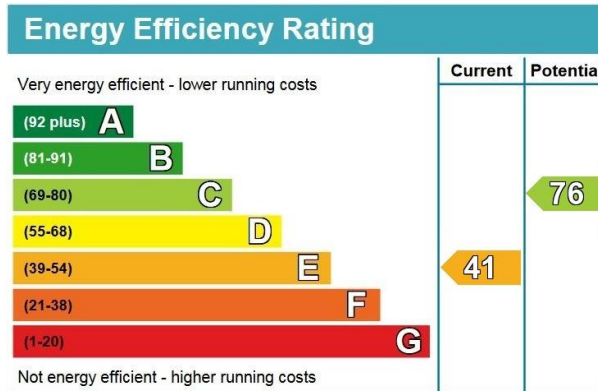
Ground Floor

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.



Greenbanks, Monxton

Guide Price £675,000 Freehold



- No Onward Chain
- Living Room & Conservatory
- Master Bedroom Suite
- Family Bathroom
- Mature Gardens

- Entrance Lobby, Hallway & Cloakroom
- Dining Room, Kitchen & Utility Room
- Three Further Double Bedrooms
- Integral Garage & Driveway Parking
- Close to Mainline Railway Stations

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, this detached, four-double bedroomed house can be found in a tranquil location on the edge of the village of Monxton, three miles west of Andover. The property has unspoilt views over farmland to the rear and sits centrally within an undulating plot that includes mature gardens to both the front and the rear. Internally, the property is deceptively spacious with a unique layout and offers scope for modernisation. The accommodation currently comprises a generous entrance lobby, hallway, living room, dining room, conservatory, kitchen, kitchen and utility room, master bedroom suite, three further double bedrooms and a family bathroom. The property benefits from driveway parking in front of an integral garage. With its spacious layout and proximity to numerous schools catering for all age groups, the property has the potential to be the perfect family home.

The front garden rises from Broad Road with a driveway to one side of the garden, in front of the integral garage with an electric roller door, power and lighting. The remainder of the front garden is laid to lawn with mature shrubs and flower borders and a south-facing patio area adjacent to the front of the property. The front door opens into the generous entrance lobby with clay tiled flooring and then the front door into an equally generous hallway. Off the hallway are the living room that occupies one side of ground floor with a front aspect completely glazed and including an external door opening out to the patio and the front garden. To the rear of the living room are sliding patio doors that access the conservatory. Also off the hallway are the rear aspect dining room, the cloakroom and the kitchen that then leads into the utility room with doors to both the rear garden and the garage. The first floor includes the four double bedrooms, each unique. The master suite is dual aspect with windows to both front and rear with built-in wardrobe storage and an ensuite shower room with WC. There are two rear-aspect double bedrooms with views across the fields beyond the rear garden with bedroom four having a front aspect. The family bathroom follows the generous-sized theme and also has a front aspect. The rear garden has a patio area adjacent to the property with retaining walls and steps up to an area of lawn, mature flower and shrub borders, plus a fruit cage.

The picturesque village of Monxton is located just three 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 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 Ampport, 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.

