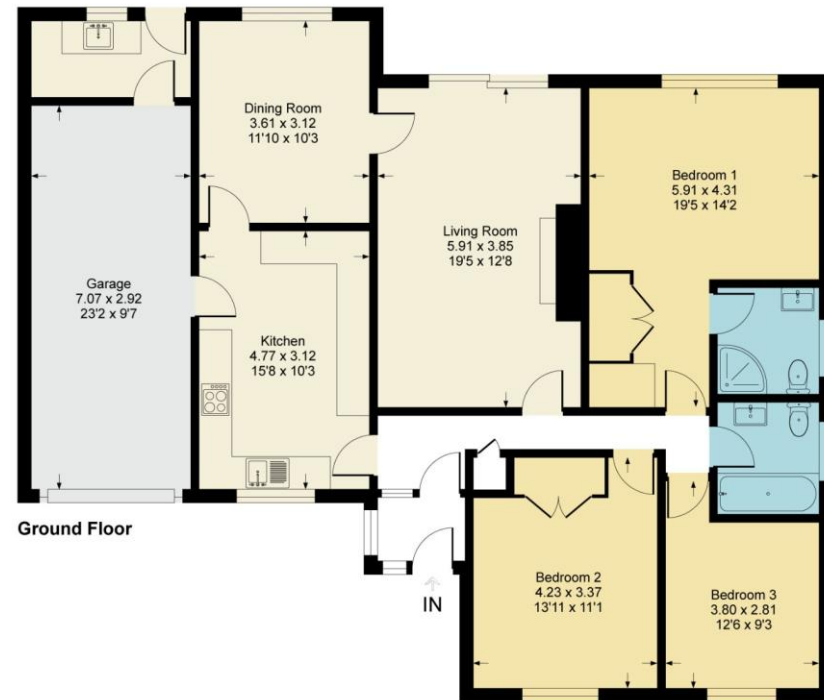


Church Meadows, SP9
 Approximate Gross Internal Area = 112.6 sq m / 1213 sq ft
 Approximate Garage Internal Area = 25 sq m / 270 sq ft
 Approximate Total Internal Area = 137.6 sq m / 1483 sq ft

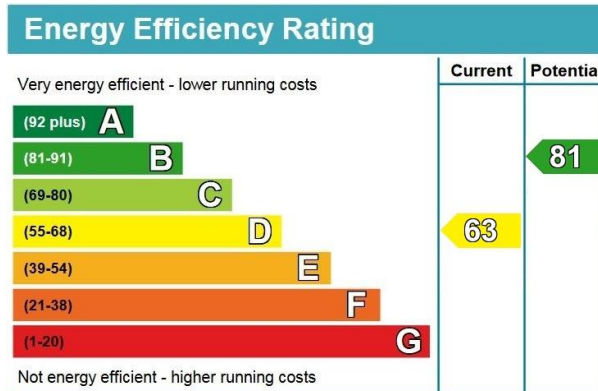


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Church Meadows, Shipton Bellinger

Guide Price £535,000 Freehold



- No Onward Chain
- Living Room & Dining Room
- Utility Room
- Two Further Double Bedrooms
- Garage & Driveway Parking

- Tranquil Village Location
- Kitchen
- Master Bedroom Suite
- Family Bathroom
- Attractive 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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Available to the property market with No Onward Chain, this modern, three-double-bedroomed, detached bungalow is truly a hidden gem. Located on the tranquil northern edge of the village of Shipton Bellinger, the property benefits from driveway parking in front of an extended, attached garage. The property was constructed in 2000 and sits centrally within a plot featuring an attractive, wrap-around garden. The accommodation, very well presented throughout, comprises a covered porch and entrance lobby, hallway, living room, dining room, kitchen, utility room, master bedroom suite, two further double bedrooms and a separate family bathroom.

The property is approached via a driveway located in front of the garage with a block paved path leading to the front door, within a covered porch. The front door leads into a glazed entrance lobby, with then a secondary door accessing the hallway which includes a good-sized, built-in airing cupboard and a separate built-in storage cupboard. The modern contemporary kitchen, installed in 2020 with a window to the front, includes a Neff induction hob, built-in, eye-level microwave and oven/grill, an integral dishwasher and fridge freezer. An internal door from the kitchen accesses the garage, complete with power, lighting and an electric roller door. Located off the rear of the garage is the utility room with an external door leading to the terrace at the rear of the property, plus the oil-fired boiler, stainless steel sink and space and plumbing for a washing machine. The dining room has a rear aspect and can be accessed from either the kitchen or the living room. The living room itself, complete with a wood burning stove, is located centrally within the property and has a rear aspect with patio doors leading out to a terrace at the rear of the property. The bedroom accommodation is all located to one side of the bungalow, with the expansive rear aspect master including a double built-in wardrobe cupboard and an ensuite shower room. Two further double bedrooms both have windows to the front and are serviced by the family bathroom. The wrap around garden is a real feature of this property with gated access on both sides leading the front of the property, a vegetable plot and a greenhouse, the terrace at the rear leading via steps down to an area of lawn with mature flower and shrub borders plus a garden shed.

The village of Shipton Bellinger lies approximately 13 miles north of Salisbury and 12 miles west of Andover on the eastern edge of Salisbury Plain. Shipton Bellinger has many local amenities, including a Primary School, a convenience store and mobile Post Office, Garage, Sports & Social Club, Church and a Village Community Centre. A wider range of shopping and recreational facilities are available in Salisbury, Tidworth, Amesbury and Andover. The A303 is close by and provides a link to the M3 and on to London. Mainline rail services are available from both Grateley (4 miles) and Andover to London Waterloo. The area is well known for its good schooling with a choice of village primary schools and notable independent and grammar schools nearby. Sporting opportunities in the area abound and there are superb walking and riding opportunities in the immediate vicinity. Church Meadows is a small cul-de-sac that can be found on Bulford Road on the northern edge of the village.

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.

