

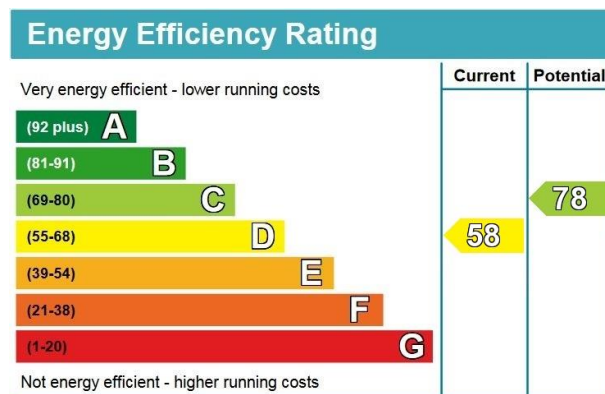


Parkhouse Road, SP9

Approximate Gross Internal Area = 185.3 sq m / 1995 sq ft
Approximate Garage Internal Area = 34.4 sq m / 371 sq ft
Approximate Outbuilding Internal Area = 9.3 sq m / 101 sq ft
Approximate Total Internal Area = 229 sq m / 2467 sq ft
(excludes restricted head height)



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



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.



Parkhouse Road, Shipton Bellinger

Offers Over £375,000 Freehold

- Extended Village House
- Living Room & Dining Room
- Conservatory
- Modern Contemporary Shower Room
- Double Garage & Driveway Parking
- New Entrance Porch
- Kitchen & Ground Floor Bathroom
- Four Bedrooms
- Spacious Converted Loft Room
- Mature Attractive Garden

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Originally a 1930 construction, this semi-detached house has seen significant extension and renovation in recent years to now provide the potential for a substantial family home. Structural extension works have concluded with specific internal fixing still to be completed and therefore a prospective new owner would need to take this into consideration. The property benefits from an excellent location within the village of Shipton Bellinger and offers generous driveway parking plus two integral garages, complete with power and lighting. The accommodation, arranged over three floors, comprises a ground floor including a new entrance porch, two ground floor reception rooms, kitchen, bathroom, conservatory and an unfinished utility/cloakroom. The first floor offers four bedrooms, a separate cloakroom along with a modern, contemporary shower room and an unfinished bathroom. A spacious, converted loft room was part of the extension works and this has been completed.

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 (also located on Parkhouse Road), a convenience store and a 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. Parkhouse Road is an established, residential no through road off Bulford Road on the western side 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.

