

Sheep Fair, SP10

Approximate Gross Internal Area = 138.2 sq m / 1488 sq ft
 Approximate Outbuildings Internal Area = 15.9 sq m / 172 sq ft
 Approximate Total Internal Area = 154.1 sq m / 1660 sq ft

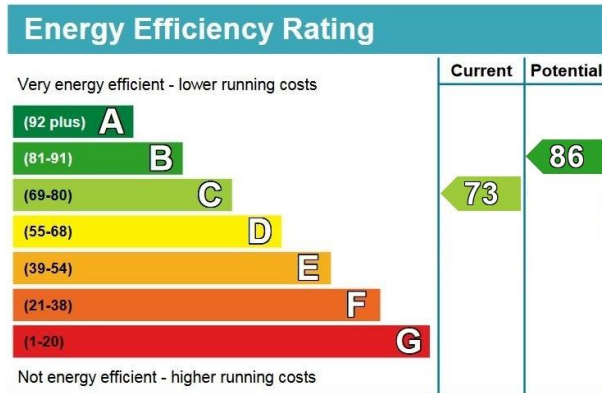


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Sheep Fair, Andover

Guide Price £355,000 Freehold



- Entrance Hallway
- Open Plan Living/Dining Room
- Family Bathroom
- Good Sized Landscaped Garden
- Workshop//Garden Store & External WC
- Kitchen/Breakfast Room & Utility Room
- Three Bedrooms
- Loft/Office
- Garden Office
- Close to Schools & 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.

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DESCRIPTION: With much to offer a potential new owner, this semi-detached house is located in an excellent location within an established residential area close to the town and has been extended and improved by the current owners. The very well-presented accommodation comprises an entrance hallway with a separate cloaks' storage room, a kitchen/breakfast room, a utility room, an open plan living/dining room, three bedrooms and a family bathroom. The sizeable loft space has been partially converted to provide a fully insulated second floor office, complete with Velux window, alongside a traditional loft area providing additional storage space. A particular feature is the garden to the rear, landscaped and of a good size; the garden benefits from a modern external WC along with a fully insulated garden office which includes power, lighting, a TV and an internet connection. A workshop/garden store adjoins the garden office.

LOCATION: Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. 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. Sheep Fair can be found off Bell Road, just off London Road, on the south-eastern side of Andover. The location offers good access to the town centre, local schools catering for all age groups, along with the nearby historic Ladies Walk giving footpath access to open countryside, Harewood Forest and the Test Valley beyond.

OUTSIDE: Sheep Fair is an expansive cul-de-sac with an attractive communal lawned frontage of which the layout provides ample parking for residents and visitors alike. Two pathways lead to the property, either side of a front garden which is laid to lawn. One path leads to an external side door with the other leading to the front door of the property, under a canopy porch with clay-tiled flooring.

ENTRANCE HALLWAY: Stairs to first floor with a low-level door to an understairs storage cupboard. Walk-in cloaks storage room with shelving. Radiator and doors to:

OPEN-PLAN LIVING/DINING ROOM: Benefitting from a rear extension, a good-sized, living/dining room with a rear aspect including French doors leading to the rear garden. Radiators.

KITCHEN: Window to the front. A range of eye and base level cupboards and drawers with work surfaces over and decorative tiled splashbacks. Inset stainless steel sink with drainer. Space for a range style cooker, space and plumbing for a dishwasher, a cupboard housing a wall mounted gas boiler and a dining area with a breakfast bar. Open doorway to:

UTILITY ROOM: External doors to the front and internally to the utility room with then an external door to the rear garden. Space and plumbing for a washing machine and a tumble dryer and space for an American-style fridge/freezer.

FIRST FLOOR LANDING: Window to front. Access to the loft and loft office via a pull-down ladder. Doors to:

BEDROOM ONE: Rear aspect double bedroom. Radiator.

BEDROOM TWO: Double bedroom with a window to the rear. Door to built -in wardrobe cupboard and door to built-in airing cupboard housing a hot water cylinder.

BEDROOM THREE: A good-sized single bedroom with a window to the front.

FAMILY BATHROOM: Dual aspect with windows to the front and to one side. Fully tiled walls. "P"-shaped shower-bath with a newly installed electric shower. Concealed cistern WC, vanity hand wash basin with cupboard below. Column style heated towel rail.

LOFT & LOFT OFFICE: Part of the loft space has been converted into a fully functioning office, including insulated and plastered walls with a Velux window to the rear. There is also a traditional loft space that has also been additionally insulated with lighting and provides excellent and accessible storage space.

REAR GARDEN: Attractive, good-sized, landscaped rear garden with a patio area adjacent to the house and an external WC which is fully insulated with a double-glazed window to the rear. A retaining wall borders the patio area with steps leading up to an area of lawn with flower and herbaceous beds and raised fruit and vegetable beds. To the rear there is a fully insulated garden office with a window to the front, power, lighting, an internet connection and a TV. Adjoining the garden office is a workshop/store and then there is gated rear access from the back of the garden.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

