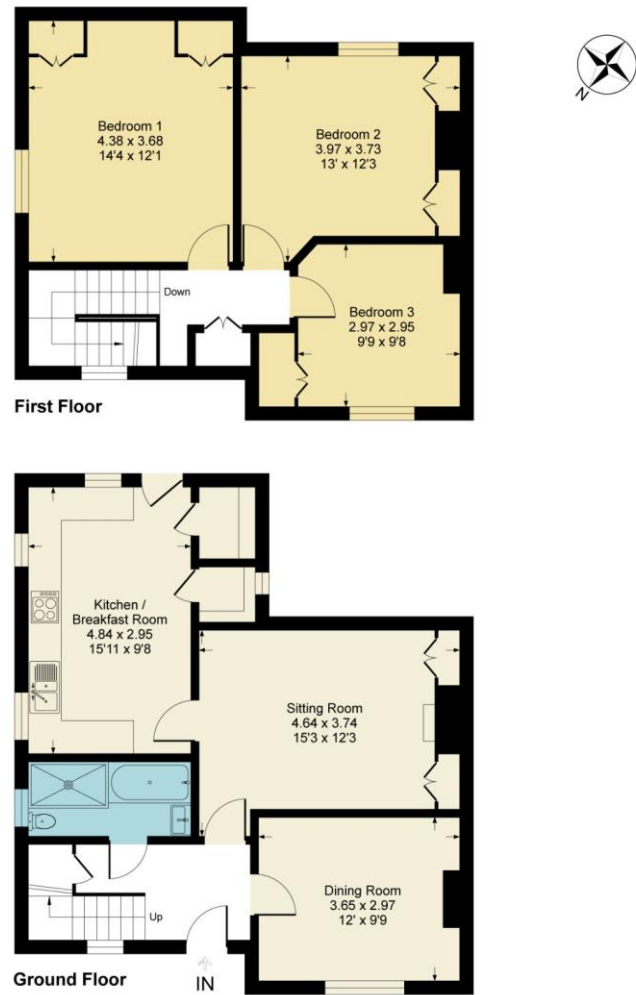


Penton Grafton, SP11
Approximate Gross Internal Area = 106.6 sq m / 1148 sq ft

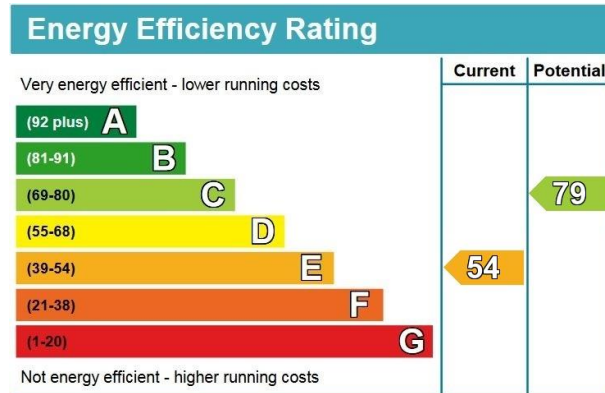


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Grafton Place, Penton Grafton

Guide Price £399,950 Freehold



- No Onward Chain
- Entrance Hallway
- Dining Room
- Ground Floor Bathroom
- Expansive Gardens

- Edge of Village Location
- Sitting Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Close to 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: Available to the property market for the first time since construction in 1948 and with No Onward Chain, this deceptively spacious, three-bedroomed, semi-detached house occupies an extensive, undulating plot on the edge of the village of Penton Grafton. Viewing is highly recommended to fully appreciate the location along with all that the property has to offer including the potential to extend (subject to required consent). The well-presented accommodation comprises an entrance hallway, two reception rooms, a ground floor bathroom, a good-sized kitchen/breakfast room and three double bedrooms. Outside there is a low-maintenance front garden which wraps around to one side and opens up to an expansive rear garden bordered by attractive and mature hedging and trees.

LOCATION: Penton Grafton, collectively one of "The Pentons" alongside neighbouring Penton Mewsey, lies three miles west of Andover. The village has many local amenities, including a church, cricket and tennis clubs, a nursery school, stables, village hall and a village pub. Nearby Weyhill has a range of facilities, including a petrol station with a shop, a separate farm shop, a garden centre with a food hall and a restaurant, plus a renowned Indian restaurant. The Weyhill Fairground Site is now home to a Craft Centre with a number of bespoke and artisan retailers, plus a café and a village hall. Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre, as well as a mainline railway station providing fast services to London Waterloo in just over an hour. The nearby A303 offers good road access to both London and the West Country. The property itself can be found on Grafton Place with pedestrian access from Penton Lane.

OUTSIDE: A public footpath from Penton Lane traverses the front of the properties at Grafton Place, providing pedestrian access into the front garden, bordered by a picket fence. The front garden is mainly laid to lawn with flower borders and wraps around to one side of the property. A path leads to the front of the property and to the front door under a canopy porch, with the path continuing to the side of the property with gated side access into the rear garden. The public footpath continues past the property and leads on through a neighbouring paddock, passing Holy Trinity Church and on to the village of Penton Mewsey.

ENTRANCE HALLWAY: Window to the front and stairs to the first floor. Door to understairs storage cupboard housing consumer unit and electric meter. Wall mounted electric storage heater. Doors to:

GROUND FLOOR BATHROOM: Good sized ground floor bathroom with a window to the side and tiled flooring. Panelled bath, double walk-in shower enclosure, low-level WC and a vanity hand wash basin with cupboard storage below. Electric panel heater with attached towel rail.

DINING ROOM: Front aspect dining room including an original open fireplace on a tiled hearth with matching surround and mantle. Wall mounted electric storage heater.

SITTING ROOM: Window to the rear. Original open fireplace with a tiled hearth and matching surround and mantle. Doors to built-in, recessed, shelved storage cupboards, either side of the chimney breast. Wall mounted electric storage heater. Door to:

KITCHEN/BREAKFAST ROOM: Good sized, dual aspect kitchen breakfast room with windows to the side and to the rear, plus an external door accessing the rear garden. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel, one and a half bowl sink and drainer, space for an electric, freestanding cooker, space and plumbing for a washing machine and a tumble dryer and space for a fridge freezer. Door to a walk-in pantry and door to a built-in, walk-in storage cupboard.

LANDING: Double doors to built-in storage cupboard. Wall mounted electric storage heater. Loft access.

BEDROOM ONE: Double bedroom with a window to the side and pastoral views across to Holy Trinity Church and Penton Mewsey. Double doors to built-in airing cupboard with shelving and housing the hot water cylinder. Door to built-in wardrobe cupboard. Wall mounted electric storage heater.

BEDROOM TWO: Double bedroom with a window to the rear. Doors to separate built-in wardrobe cupboards. Original feature open fireplace with a tiled hearth, matching surround and mantle. Wall mounted electric storage heater.

BEDROOM THREE: Double bedroom with a window to the front. Double doors to built-in wardrobe cupboard. Original feature open fireplace with a tiled hearth, matching surround and mantle. Wall mounted electric storage heater. Loft access.

REAR GARDEN: South-facing rear garden with a patio adjacent to the rear of the property, elevated, with views over the remainder of the garden, which is undulating and laid to lawn, bordered by mature hedging with mature trees at its far boundary. Garden shed and summerhouse.

TENURE & SERVICES: Freehold. Mains water, drainage and electricity are connected. Heating via electric storage heaters.

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.

