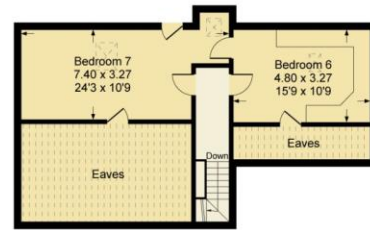




**Blue Hayes Close, SP10**

Approximate Gross Internal Area = 238.1 sq m / 2563 sq ft  
 Approximate Garage Internal Area = 33.5 sq m / 361 sq ft  
 Approximate Total Internal Area = 271.6 sq m / 2924 sq ft  
 (excludes restricted head height & carport)



Second Floor



First Floor



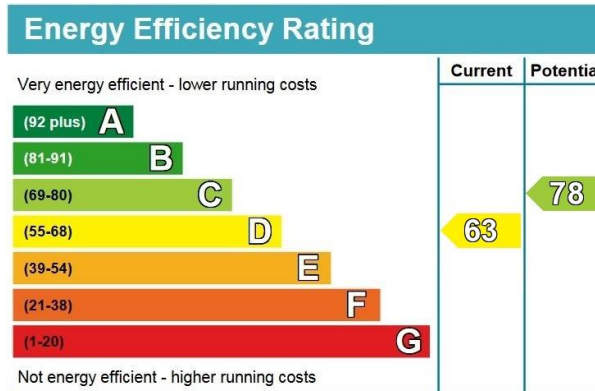
Ground Floor

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



**Blue Hayes Close, Andover**

**Guide Price £985,000 Freehold**



- Bespoke Detached Family Home
- Three Reception Rooms
- Ground Floor Shower Room
- Six Further Double Bedrooms
- Double Garage & Driveway Parking

- Entrance Hallway
- Generous Kitchen & Utility Room
- Master Bedroom Suite
- Family Bathroom
- Close to Schools & Mainline Railway

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



This stunning, bespoke, modern, detached family home offers spaciousness throughout with an intelligent layout providing accommodation over three floors. Benefitting from generous driveway parking with a double garage and a car port, the property occupies a good-sized plot with a mature, low maintenance, wrap-around garden. The location is a real bonus with its proximity to town centre amenities and local schools catering for all age groups, plus the mainline railway station less than a mile away. Very well presented throughout, the accommodation comprises generous reception space on the ground floor with a substantial living room opening into a rear aspect dining room plus a separate snug. The hub of the house is a light and airy kitchen which includes generous dining space and bifold doors opening out to a terrace at the rear. Off the kitchen is a utility room and a recently fitted modern, contemporary shower room. The first floor provides not only the master bedroom suite but a further four double bedrooms serviced by a family bathroom, whilst the second floor consists of two additional expansive bedrooms, one of which is currently used as office space and benefits from air conditioning. In addition, the second floor provides valuable eaves storage space.

Constructed as recently as 1996, the property occupies an elevated position, set back from the highway with a gated driveway to the front. There is gated side access to both sides of the property as the attractive garden wraps around, bordered by mature hedging. An immaculate south-facing terrace spans the rear of the property, providing a perfect setting for alfresco dining and socialising. A welcoming, light and airy entrance hallway with oak flooring is accessed at the front of the property via an entrance lobby with double internal glazed doors. That light and airy theme is apparent throughout the property and is accentuated by above-standard ceiling heights. The dual aspect sitting room, which features a modern inset gas fire, and the adjoining dining room occupy one side of the ground floor, with the snug and ground floor shower room having a front aspect. The kitchen sits centrally at the rear of the property, with bifold doors allowing the outside space in with direct access to the terrace to the rear. Off the kitchen is the utility room with its own access to the rear garden.

The master bedroom has a front aspect and includes generous walk-in wardrobe storage plus air conditioning with a spacious ensuite shower room adjoining. Three of the first-floor double bedrooms have views over the rear garden and all feature excellent wardrobe storage. An additional double bedroom sits alongside the family bathroom, both with a front aspect. Stairs lead up from the first-floor landing to the second floor with two generous double bedrooms, both with Velux windows to the rear.

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 numerous nearby notable tourist attractions. The mainline railway station is just over half a mile from the property and 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. Blue Hayes Close is accessed via Western Road, just east of the junction of the start of Weyhill Road and Salisbury Road with Andover's High Street a short distance away.

