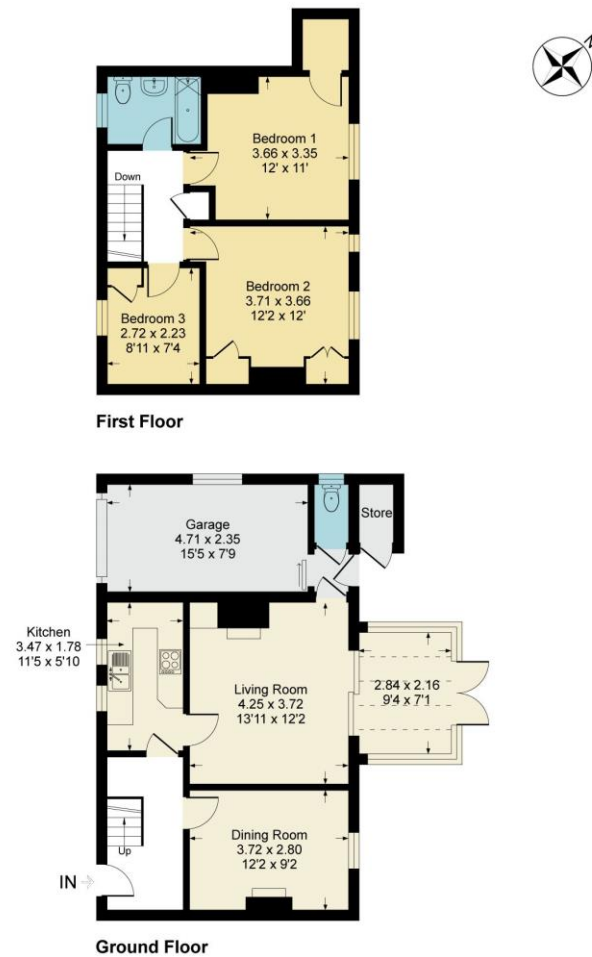


**Rectory Place, SP11**  
 Approximate Gross Internal Area = 89.7 sq m / 966 sq ft  
 Approximate Garage Internal Area = 14.2 sq m / 153 sq ft  
 Approximate Outbuilding Internal Area = 1.1 sq m / 12 sq ft  
 Approximate Total Internal Area = 105 sq m / 1131 sq ft

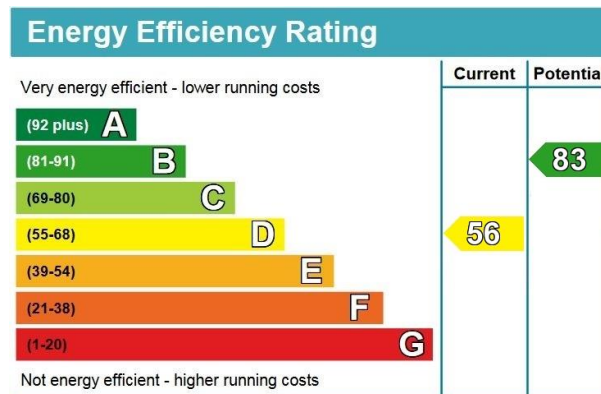


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Rectory Place, Weyhill**

**Guide Price £379,950 Freehold**



- No Onward Chain
- Entrance Hallway
- Dining Room
- Three Bedrooms
- Attached Garage
- Close to Amenities

- Village Location
- Living Room & Adjoining Conservatory
- Kitchen & Cloakroom
- Family Bathroom
- Large Mature Garden
- Scope for Modernisation

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:** Occupying a very good-sized plot in a quiet cul-de-sac in the heart of the village of Weyhill, this three-bedroomed, semi-detached house is available to the property market with No Onward Chain. The property offers a prospective buyer excellent potential for reconfiguration and scope for modernisation, subject to the required permission. Constructed during the 1950s, the property has been very well looked after with the accommodation comprising a ground floor with an entrance hallway, a living room with an adjoining rear aspect conservatory, a dining room, a kitchen, a cloakroom and an attached garage. The first floor provides three bedrooms and a family bathroom. Outside, there is an attractive, mature garden to the rear that wraps around to one side of the property with vehicular access to the front of the garage off the highway.

**LOCATION:** Famous for the site of the ancient Weyhill Fair, the village of Weyhill is located just two and a half miles west of Andover with Rectory Place itself just off Rectory Lane, adjacent to the most recent fairground site and St Michaels and All Angels church. Village amenities include a petrol station with a shop, a separate farm shop, a garden centre with a food hall and a restaurant and 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. 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.

**OUTSIDE:** The front of the property is set back from Rectory Place itself with a communal parking area to the front of the property. A dropped kerb provides vehicular access directly in front of the attached garage via wrought iron gates with the front garden bordered by low level walls and gated access to the front door, under a pitched, canopy porch.

**ENTRANCE HALLWAY:** Window to the front. Stairs to the first floor. Understairs recess storage space with a BT socket. Radiator. Doors to:

**DINING ROOM:** Rear aspect dining room including an original open fireplace set on a marble hearth, sandstone surround and recess with a timber mantle. (NB the chimney flue has been blocked).

**KITCHEN:** Galley style kitchen with windows to the front. Currently, a range of eye and base level cupboards and drawers with worksurfaces over with tiled splashbacks. Inset, one and a half bowl sink and drainer, inset electric hob with extractor over and oven/grill below. Space and plumbing for a washing machine and a slimline dishwasher, space for a fridge freezer.

**LIVING ROOM:** Sliding patio doors accessing the conservatory to the rear. Recess storage shelving and display cupboard to one side of a chimney breast with an inset, Parkray style fire on a tiled hearth (NB the fire is no longer in use and the chimney flue has been blocked).

**CONSERVATORY:** Glazed to both sides and to the rear with French doors providing access into the rear garden. Electric bar fire and electric socket.

**REAR LOBBY:** External door to the rear garden and a sliding door providing access into the rear of the attached garage. Door to:

**WC:** Window to the side. Low level WC.

**LANDING:** Window to the front. Loft access. Door to built-in airing cupboard with shelving, housing a hot water cylinder.

**BEDROOM ONE:** Windows to the rear. Double doors to built-in wardrobe cupboard. Radiator.

**BEDROOM TWO:** Window to the rear. Door to built-in, walk-in wardrobe storage. Original, feature fireplace with a brick surround and a clay tiled mantle. Radiator.

**BEDROOM THREE:** Good-sized, single bedroom with a front aspect. Door to built-in, overstairs wardrobe cupboard. Radiator.

**FAMILY BATHROOM:** Window to the front. Currently, a fully tiled bath enclosure with a panelled bath including an electric shower over. Close coupled WC, pedestal hand wash basin and a heated towel rail.

**REAR GARDEN:** A very good-sized rear garden including a small patio area adjacent to the rear of the conservatory with a pathway leading to the rear lobby and a built-in boiler room housing a floor-standing oil-fired boiler. The path continues to one side of the attached garage, accessing the front of the property. The majority of the rear garden is laid to lawn with mature flower and herbaceous borders with ornamental trees. Garden pond, greenhouse and garden shed.

**TENURE & SERVICES:** Freehold. Mains water, drainage and electricity are connected. Oil fired 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.

