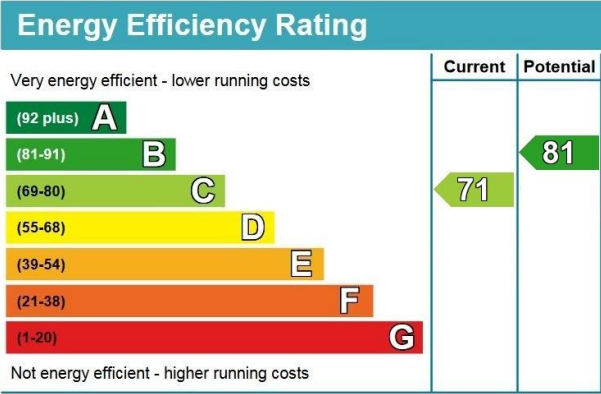


Weyhill Road, SP10

Approximate Area = 1655 sq ft / 153.7 sq m
Annexe = 711 sq ft / 66.1 sq m
Total = 2366 sq ft / 219.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Austin Hawk Ltd. REF: 1203385



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.



Weyhill Road, Andover Guide Price £675,000 Freehold

- Detached House & Annexe
- Utility Room & Cloakroom
- Master Bedroom Suite
- Family Bathroom
- Carport & Driveway Parking
- Kitchen/Dining Room
- Sitting Room & Study
- Three Further Double Bedrooms
- Low Maintenance Garden
- Proximity to Schools & Amenities



DESCRIPTION: Benefitting from an excellent location, this detached, four-double-bedroomed house was constructed in 2002 and includes a fully functioning annexe with its own access, driveway parking, kitchen/dining room, cloakroom, double bedroom with ensuite shower room and a balcony. The house itself comprises an entrance hallway, cloakroom, kitchen/dining room, utility room, sitting room, study, master bedroom suite, three further double bedrooms and a family bathroom. Outside, there is a carport for three vehicles plus additional parking space plus a low maintenance garden.

LOCATION: 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, just over a mile away, 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. The property itself can be found towards the western end of Weyhill Road, with the location close to many local amenities, including schools catering for all age groups, convenience stores, various fast-food outlets, public houses, a supermarket, a petrol station, a country store and a renowned bakery and fish and chip shop. Andover's hospital is a short distance away, as are dental and GP practices, as well as Charlton village, which has further local amenities, including an extensive leisure park.

OUTSIDE: The carport and driveway parking for the house are to the side nearest Weyhill Road with a block paved courtyard providing access to the front door of the property. A path spans the rear of the property, linking the carport to the low maintenance garden located at the opposite side of the property. The garden comprises a block paved patio with the remainder laid to artificial lawn with a summerhouse and a garden shed.

ENTRANCE HALLWAY: Door to rear entrance lobby with an external door to the rear and cloaks storage space and electric meter. Stairs to first floor. Doors to:

CLOAKROOM: Window to the front. Close coupled WC, vanity hand wash basin with a cupboard below. Heated towel rail.

UTILITY ROOM: Window to the front. A range of eye and base level cupboards and drawers with worksurfaces over. Inset stainless steel sink and drainer. Space and plumbing for a washing machine and a tumble dryer. Radiator.

KITCHEN/DINING ROOM: Good-sized, triple aspect, open-plan kitchen/dining room with windows to the front, the rear and to one side. A range of eye and base level cupboards and drawers with work surfaces over, including matching upstands. One and a half bowl stainless steel sink and drainer, inset gas hob with glass splashback and extractor over. Built-in, eye-level oven/grill, integral dishwasher and space for an American-style fridge freezer. Island breakfast bar with a solid wood worktop. Door to built-in boiler cupboard. Space for dining.

SITTING ROOM: Dual aspect sitting room with a window to the front and patio doors to one side leading to the garden. Open fireplace with a clay tiled hearth, brick surround and timber mantle. Radiators. Door to:

STUDY: Dual aspect study with windows to the rear and to one side. Radiator.

LANDING: Window to the rear. Door to built-in airing cupboard housing hot water cylinder and door to built-in linen cupboard. Access to a boarded loft via a pull-down loft ladder. Radiator. Doors to:

MASTER BEDROOM SUITE: Window to the front. Wall to wall fitted wardrobe storage. Radiator. Door to ensuite shower room with shower enclosure, close coupled WC, hand wash basin and heated towel rail.

THREE FURTHER DOUBLE BEDROOMS: Bedrooms two, three and four each have a side aspect with bedrooms three and four, smaller double rooms. Bedroom three features a good-sized recess for wardrobe storage.

FAMILY BATHROOM: Velux window to the front. Panelled corner bath, double walk-in shower enclosure, close coupled WC, pedestal hand wash basin and a radiator.

ANNEXE: The annexe has vehicular access via the lane to the front of the house, off Weyhill Road, and includes driveway parking for two vehicles and private gated access to a block paved courtyard. The annexe itself is arranged over two floors and includes an entrance hallway, cloakroom, open-plan kitchen/living/dining room, a first-floor double bedroom with an ensuite shower room and French doors opening out to a balcony.

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.

