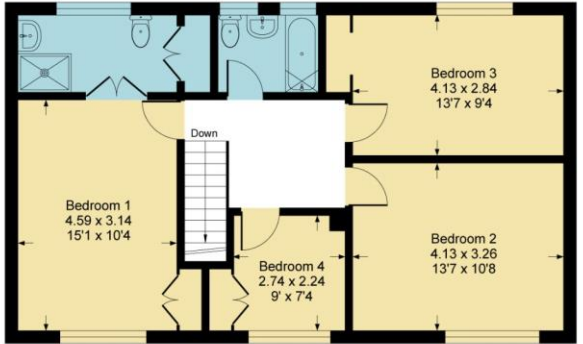
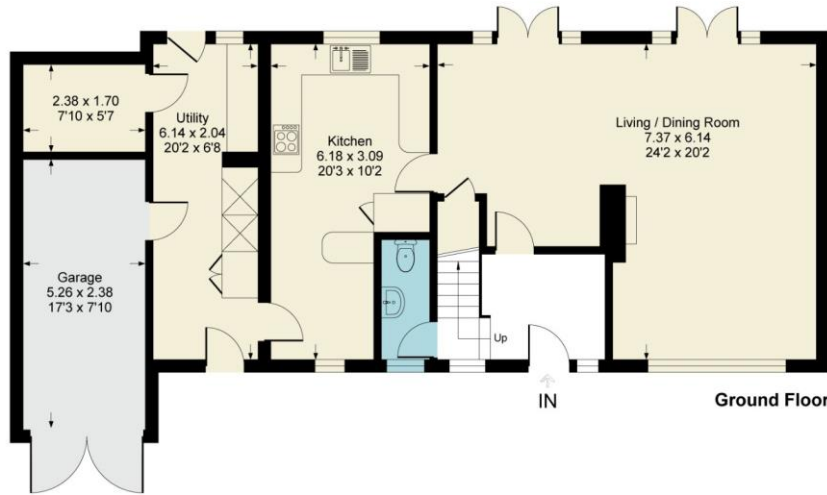


**Conholt Road, SP10**  
Approximate Gross Internal Area = 148.6 sq m / 1600 sq ft  
Approximate Garage Internal Area = 12.5 sq m / 135 sq ft  
Approximate Total Internal Area = 161.1 sq m / 1735 sq ft

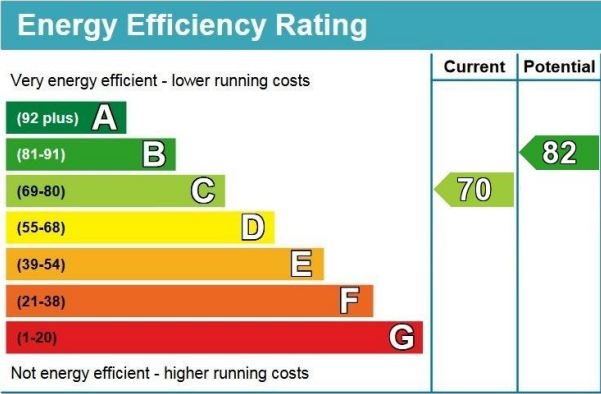


First Floor



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



Conholt Road, Andover

Guide Price £600,000 Freehold

- Hallway
  - Sitting/Dining Room
  - Utilty/Boot Room
  - 3 Further Bedrooms
  - Driveway & Garage
- Cloakroom
  - Kitchen/Breakfast Room
  - Master Bedroom Suite
  - Bathroom
  - Large Garden

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.





**DESCRIPTION:** Stunning detached house located at the end of a cul-de-sac on the popular south side of the town within catchment for Anton School. The well presented accommodation has been upgraded by the current owners to comprise hallway, cloakroom, L shaped living/dining room, kitchen/breakfast room, boot room/utility, master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is generous driveway parking leading to a garage whilst a particular feature of the property is the good sized and secluded rear garden which benefits from a lovely covered seating area.

**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.

**ACCOMMODATION:** Canopy porch with front door into:

**HALLWAY:** Window to front. Stairs to first floor and doors to:

**CLOAKROOM:** Window to front. WC and wash hand basin.

**DINING ROOM:** French doors to garden. Understairs cupboard and open aspect to:

**LIVING ROOM:** Window to front and French doors to garden. Fireplace with log burner.

**KITCHEN/BREAKFAST ROOM:** Windows to front and rear. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset induction hob with extractor over and eye level double oven. Integral dishwasher and fridge/freezer, breakfast bar, walk-in larder and door to:

**UTILITY/BOOT ROOM:** Doors to front and rear garden. Work surface with space and plumbing below for washing machine and tumble drier. Store room with power, light, cupboards and shelving. Shoe store, wall mounted boiler and door to garage.

**FIRST FLOOR LANDING:** Loft access and doors to:

**MASTER BEDROOM:** Window to front. Fitted wardrobe cupboard and door to:

**ENSUITE SHOWER ROOM:** Window to rear. Double shower cubicle, wash hand basin, WC and heated towel rail. Airing cupboard with hot water tank and shelving.

**BEDROOM 2:** Window to front.

**BEDROOM 3:** Window to rear and alcove with shelf.

**BEDROOM 4:** Window to front and fitted wardrobe cupboard.

**BATHROOM:** Window to rear. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

**OUTSIDE:** To the front there is an area of lawn with shrubs and trees. A driveway offers parking for four cars and access to:

**GARAGE:** Double doors, power and light.

**REAR GARDEN:** Good sized and secluded garden with an outlook to the rear over trees. Patio area adjacent to the house and a covered, decked, seating area with power. The remainder is laid to lawn with shrubs, trees, a greenhouse and two sheds.

**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.

