



RICS

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Austin Hawk Ltd. REF: 1117524

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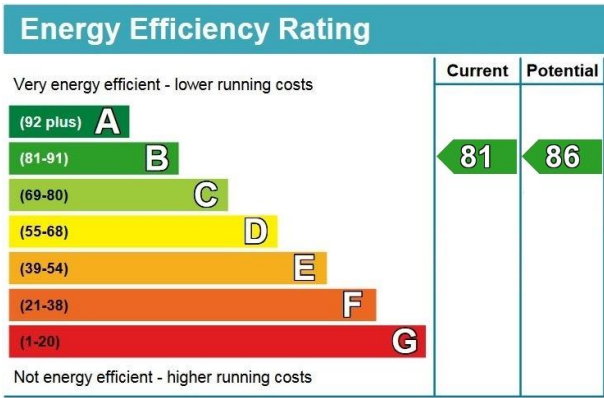
austinhawk

ESTATE AGENTS



Olympic Park Road, Andover

Guide Price £645,000 Freehold



- Living Room & Sun Room
 - Dining Room
 - Master Bedroom Suite
 - Two Futher Bathrooms
 - Attractive Secluded Rear Garden
- Kitchen/Family Room
 - Office
 - Five Further Double Bedrooms
 - Potential Annexed Second Floor
 - Double Garage & Driveway Parking

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.



Impressive and immaculate throughout, both internally and externally, this six-bedroomed, detached house occupies a prime location on a quiet edge of the Augusta Park development, overlooking open green space to the front. The standard of the accommodation is breathtaking and offers spaciousness, allied with an intelligent layout. Benefitting from an attached double garage which includes an internal 7.2Kw EV charger, the accommodation is arranged over three floors and comprises entrance hallway, cloakroom, kitchen/family room, dining room, office, living room and a sun room. The first floor provides a master bedroom suite and three further double bedrooms all serviced by a family bathroom whilst the second floor is arranged to currently offer what could be used as annexed living quarters with an open plan space incorporating a kitchenette with dining space and a double bedroom. There is a separate double bedroom also on the second floor along with an additional shower room.

Outside the property to the front is a manicured front garden, enclosed with box hedging and a path that leads to the front door, under a canopy porch. To the side, there is driveway parking in front of the attached double garage, complete with power, lighting, a 7.2Kw EV charger, motorcycle locks and loft space for storage. A personal door to the rear of the garage leads to a secluded, attractive garden with a patio, lawn and mature herbaceous and flower borders.

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. The property can be found on Olympic Park Road, a quiet residential road off East Anton Farm Road, on the northernmost edge of the Augusta Park development. The location has many local amenities close by including schools, a nursery, a Co Op convenience store, fast food outlets and East Anton sports ground with Harmony Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also close by. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

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.

