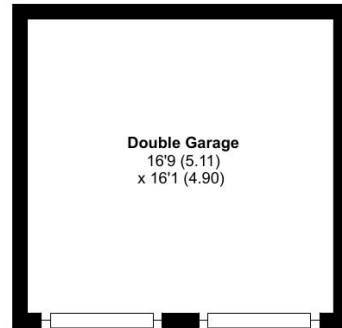
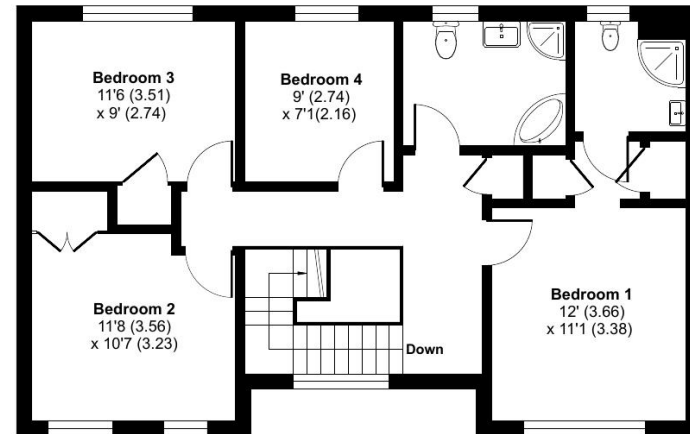


GROUND FLOOR



Double Garage
16'9 (5.11)
x 16'1 (4.90)

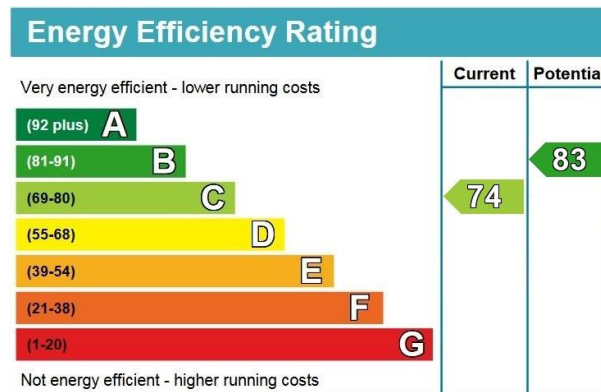


FIRST FLOOR

Approximate Area = 1507 sq ft / 140 sq m
Garage = 269 sq ft / 24.9 sq m
Total = 1776 sq ft / 164.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Taylor Hill & Bond. REF: 973549



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.

austinhawk
ESTATE AGENTS



Cuxhaven Way, Andover

Guide Price £545,000 Freehold

- Sitting Room
- Study
- Utility Room
- 3 Further Bedrooms
- Attractive Garden

- Dining Room
- Kitchen/Breakfast Room
- Master Bedroom Suite
- Bathroom
- Double Garage & Driveway

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

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DESCRIPTION: This substantial, detached, house is located in a secluded corner of a quiet cul-de-sac on the popular Saxon Fields development and is offered for sale with no onward chain. The well presented accommodation comprises hallway, cloakroom, double aspect sitting room, dining room, study, kitchen/breakfast room, utility room, galleried landing, master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is generous driveway parking leading to a detached double garage and a well tended garden to the rear.

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: Open porch with front door into:

HALLWAY: Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM: Window to front. WC, vanity cupboard with wash hand basin and heated towel rail.

SITTING ROOM: Window to front and patio doors to rear garden. Feature fireplace.

DINING ROOM: Window to front.

STUDY: Window to rear.

KITCHEN/BREAKFAST ROOM: Windows to rear. Range of eye and base level cupboards and drawers with granite work surfaces over and inset double Butler’s sink. Range cooker with extractor over. Space and plumbing for dishwasher. Dining area with fitted table and seating, door to garden and remote control sound system. Arch to:

UTILITY ROOM: Range of eye and base level cupboards with work surface over. Space and plumbing for washing machine and tumble drier. Integral fridge/freezer and cupboard with wall mounted boiler.

FIRST FLOOR LANDING: Galleried landing with window to front. Airing cupboard with hot water tank and shelving. Access via ladder to fully boarded loft with fitted hanging rails and shelving. Doors to:

MASTER BEDROOM: Windows to front. Dressing area with two fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM: Window to rear. Shower cubicle with remote control Aqua Lisa power shower, wash hand basin, WC and heated towel rail.

BEDROOM 2: Windows to front and fitted wardrobe cupboard.

BEDROOM 3: Window to rear and fitted wardrobe cupboard.

BEDROOM 4: Window to rear.

BATHROOM: Window to rear. Panelled bath, shower cubicle with remote control Aqua Lisa power shower, wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is attractive areas of slate shingle with shrubs and a path to the front door. Gates to both sides lead to the rear garden. A driveway offers parking for four cars and access to the DOUBLE GARAGE with two up an over doors, power and light.

REAR GARDEN: Attractive garden with a large patio area adjacent to the house. The remainder is laid to lawn on two levels with slate shingle areas and palm trees.

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.

