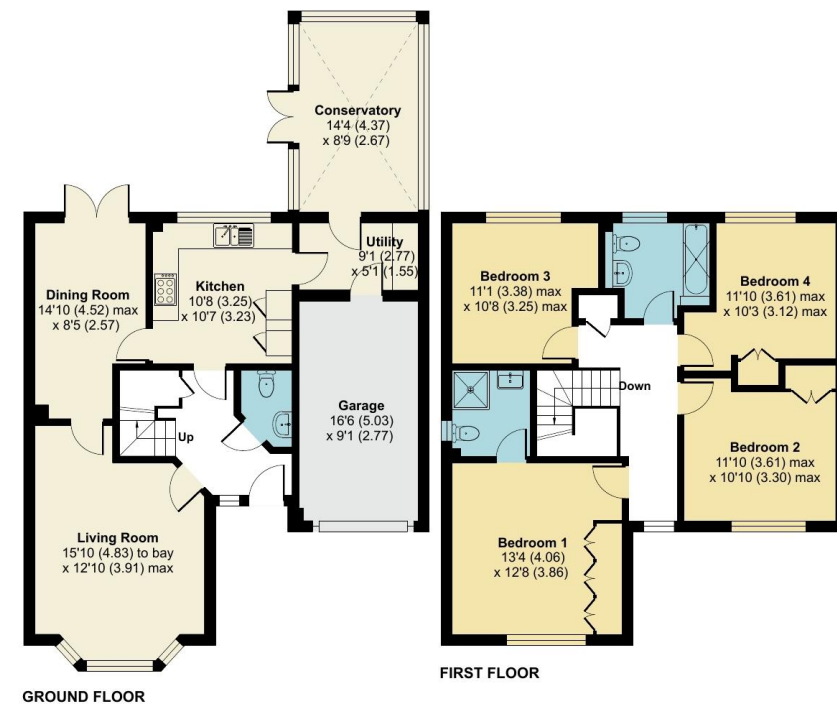


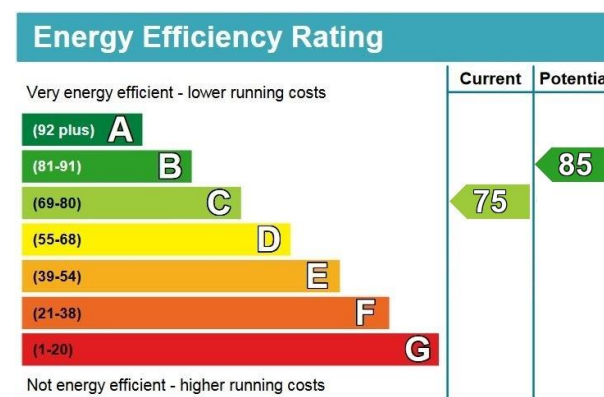


St. Birstan Gardens, Andover, SP10

Approximate Area = 1506 sq ft / 140 sq m
Garage = 151 sq ft / 14 sq m
Total = 1657 sq ft / 154 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). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1236298



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.



Saint Birstan Gardens, Andover

Guide Price £465,000 Freehold

- **Hallway**
- **Dining Room**
- **Conservatory**
- **3 Further Double Bedrooms**
- **Garage & Driveway**
- **Living Room**
- **Kitchen & Utility**
- **Master Bedroom Suite**
- **Bathroom**
- **Enclosed Garden**

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DESCRIPTION: This detached house is located on the popular Rosewood Gardens close to the Anton Lakes Nature Reserve and offered for sale with no onward chain. The spacious accommodation comprises hallway, cloakroom, living room, dining room, kitchen, utility room, conservatory, master bedroom with ensuite shower room, three further double bedrooms and a bathroom. Outside there is driveway parking leading to an integral garage and an enclosed 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. St Birstan Gardens can be found on the edge of the Saxon Fields development on the northern side of Andover off Saxon Way. Saxon Fields has its own convenience store and children's playground with sports pitch. Charlton village, with a host of its own amenities including convenience stores, a public house, a church, a veterinary practice, plus Charlton Lakeside Leisure Park, is a short distance away. Andover's mainline railway station is just beyond Charlton village, whilst Anton Lakes Nature Reserve is literally on the doorstep of the property.

ACCOMMODATION: Open porch with front door into:

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

CLOAKROOM: WC and wash hand basin.

LIVING ROOM: Bay window to front. Fireplace with living flame gas fire and door to:

DINING ROOM: French doors to garden and door to:

KITCHEN: Window to rear. Range of eye and base level cupboards and drawers with granite work surfaces over and inset one and a half bowl stainless steel sink with drainer. Range cooker with extractor over, integral dishwasher and door to:

UTILITY ROOM: Range of eye and base level cupboards and work surface with space and plumbing below for washing machine and tumble drier. Space for fridge/freezer, wall mounted boiler, door to garage and door to:

CONSERVATORY: Triple aspect with French doors to garden.

FIRST FLOOR LANDING: Window to front. Loft access, airing cupboard and doors to:

MASTER BEDROOM: Window to front. Range of fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM: Window to side. Shower cubicle, wash hand basin and WC.

BEDROOM 2: Window to front and fitted wardrobe cupboard.

BEDROOM 3: Window to rear.

BEDROOM 4: Window to rear and fitted wardrobe cupboard.

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

OUTSIDE: To the front there is an area of shrubs and a driveway offering parking and access to:

GARAGE: Integral garage with up and over door, power, light and door to utility room.

REAR GARDEN: Patio area adjacent to the house with a path leading to the side access gate. Small area of lawn with a retaining wall and steps up to a further area of lawn with shrubs to the rear.

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.

