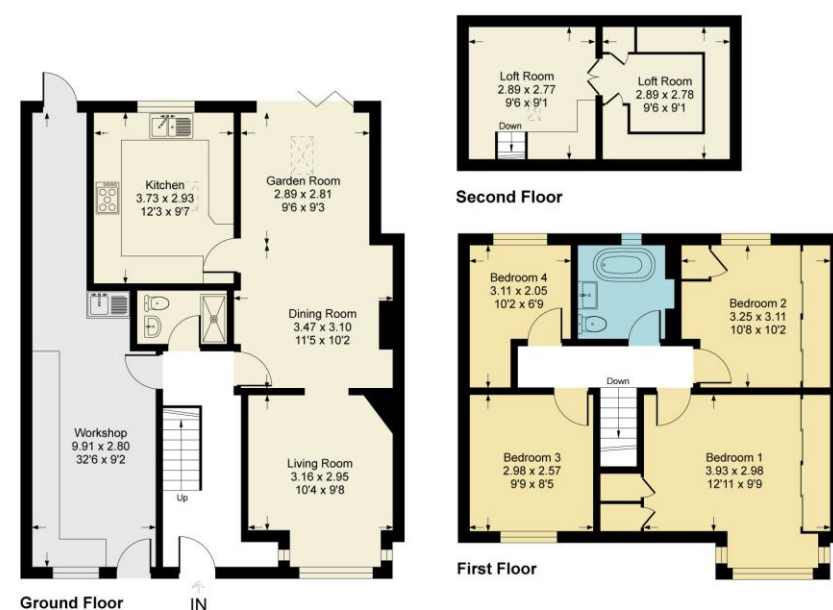
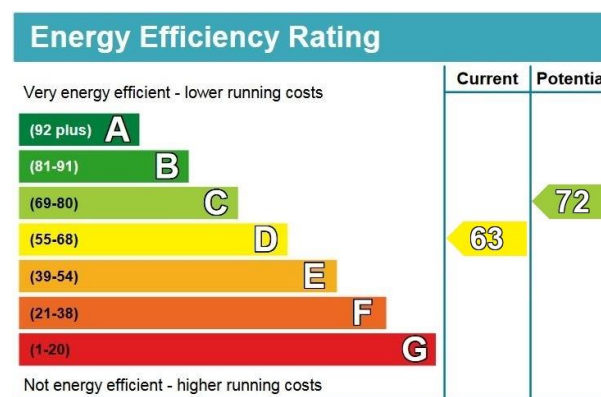


Marchant Road, SP10
 Approximate Gross Internal Area = 121.6 sq m / 1309 sq ft
 Workshop Internal Area = 20.1 sq m / 217 sq ft
 Total Internal Area = 141.7 sq m / 1526 sq ft



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



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.



Marchant Road, Andover

Guide Price £470,000 Freehold

- Hallway
- Living Room
- Kitchen
- 4 Bedrooms
- Driveway Parking
- Shower/Cloakroom
- Dining Room & Garden Room
- Utility/Workshop
- Bathroom
- Secluded Garden

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

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DESCRIPTION: This charming extended 1930s semi-detached home is situated in an established residential area, offering a perfect blend of period character and modern convenience. The welcoming hallway leads to a cloakroom/shower room, a spacious living room with arched access to a dining room, ideal for family gatherings and a garden room with bi-fold doors to the garden. The well-appointed kitchen provides ample storage and workspace, while the converted garage now serves as a versatile utility room and workshop. Upstairs, four generously sized bedrooms are complemented by a stylish bathroom featuring a classic clawfoot bath. Externally, the property benefits from driveway parking for three cars and a mature, secluded rear garden, providing a peaceful outdoor retreat and benefiting from a summer house.

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: Front door into:

HALLWAY: Stairs to first floor and doors to:

CLOAKROOM/SHOWER ROOM: Double shower cubicle, wash hand basin, WC and heated towel rail.

LIVING ROOM: Box bay window to front and exposed floorboards. Open fireplace with granite hearth and marble surround. Arch to:

DINING ROOM: Bi-fold doors to rear garden and Velux skylight. Recessed shelving to both sides of the fireplace (closed off). Open access to:

GARDEN ROOM: Bifold doors to garden and skylight.

KITCHEN: Window to rear and roof lantern. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset five burner gas hob with extractor over and eye level double oven/microwave. Integral dishwasher, under counter fridge and wine cooler.

UTILITY/WORKSHOP: Converted from the garage with a door to the garden. Cupboards with work surface over and inset stainless steel sink with drainer. Space for fridge/freezer, wall mounted boiler and WORKSHOP space with extensive storage and access to the front.

FIRST FLOOR LANDING: Doors to:

BEDROOM 1: Box bay window to front. Fitted wardrobe cupboards with mirror doors and further storage cupboard.

BEDROOM 2: Window to rear. Fitted wardrobe cupboards and airing cupboard with hot water tank. Access via pull down ladder to a boarded LOFT with a Velux window to rear and currently used as an office with a fitted desk, shelving and storage and a second area used for storage (no building regs).

BEDROOM 3: Window to front.

BEDROOM 4: Window to rear.

BATHROOM: Window to rear. Clawfoot, roll topped, bath, wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is driveway parking for three cars.

REAR GARDEN: The mature and secluded garden benefits from a patio area adjacent to the house with decked steps down to a decked platform with a hot tub/spa. A further step leads down to an area of lawn with mature shrubs, and a water feature with a stream and pond. There is also a shed and summer house, both with power and light.

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.

