

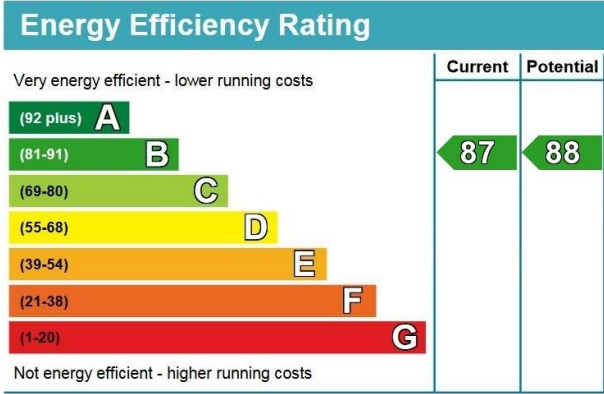


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Beaumaris Close, Andover

Guide Price £625,000 Freehold



- **Sitting Room**
 - **Kitchen/Dining Room**
 - **Cloakroom & Utility**
 - **3 Further Bedrooms**
 - **Garage & Parking**
- **Study & Living Room**
 - **Conservatory**
 - **Master Bedroom Suite**
 - **Bathroom**
 - **Attractive 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: This stunning detached home in the sought-after Anna Fields offers spacious and well-presented accommodation, perfect for modern family living. The ground floor boasts a welcoming entrance hall, a bright sitting room, a separate living room, and a study, ideal for home working. A stylish kitchen/dining room opens seamlessly into a charming conservatory, creating a wonderful space for entertaining, complemented by a utility room and a convenient ground floor shower room. Upstairs, the master bedroom benefits from an ensuite shower room, alongside three further generously sized bedrooms and a stylish bathroom. Outside, an attractive garden with a decked seating area provides a peaceful retreat with scenic views over the surrounding area. With a double garage and driveway parking for three cars, this exceptional home combines comfort, practicality, and a prime location close to well-regarded schools.

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:

ENTRANCE HALL: Window to side. Stairs to first floor with understairs cupboard, coat hanging and doors to:

SITTING ROOM: Window to side and French doors to the rear of the garage. Feature fireplace with electric fire.

STUDY: Window to rear and wall mounted boiler (new 2023).

SHOWER ROOM: Double shower cubicle, vanity drawers with wash hand basin, WC and heated towel rail.

LIVING ROOM: Box bay window to front. Contemporary wood burning stove on a granite hearth and door to:

KITCHEN/DINING ROOM: Window to rear. Contemporary range of eye and base level cupboards and drawers including a peninsular breakfast bar with quartz work surfaces over and inset stainless sink with drainer. Range cooker with induction hob and extractor over. Integral dishwasher and open aspect to DINING AREA with open aspect to:

CONSERVATORY: Double aspect with French doors to garden.

UTILITY ROOM: Side door to garden. Eye and base level cupboards with quartz work surfaces over and inset stainless steel sink with drainer. Space and plumbing for washing machine and space for fridge/freezer.

FIRST FLOOR LANDING: Access via ladder to part boarded loft, airing cupboard with hot water tank and doors to:

MASTER BEDROOM: Window to front and range of fitted wardrobe cupboards. Arch to:

ENSUITE SHOWER ROOM: Window to front. Shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

BEDROOM 2: Window to front.

BEDROOM 3: Window to rear and range of fitted wardrobe cupboards.

BEDROOM 4: Window to rear.

BATHROOM: Window to rear. Panelled bath with rainfall shower, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is a block paved driveway offering access to:

DOUBLE GARAGE: Remote control roller door, power, light and door to garden.

REAR GARDEN: Well landscaped garden with views over the surrounding area. Patio area adjacent to the house leading to a decked seating area. The remainder is laid to lawn with raised beds, mature shrubs and trees. There is also an outside tap and gated access to the front.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There are also solar panels on the roof which are owned by the vendor.

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.

