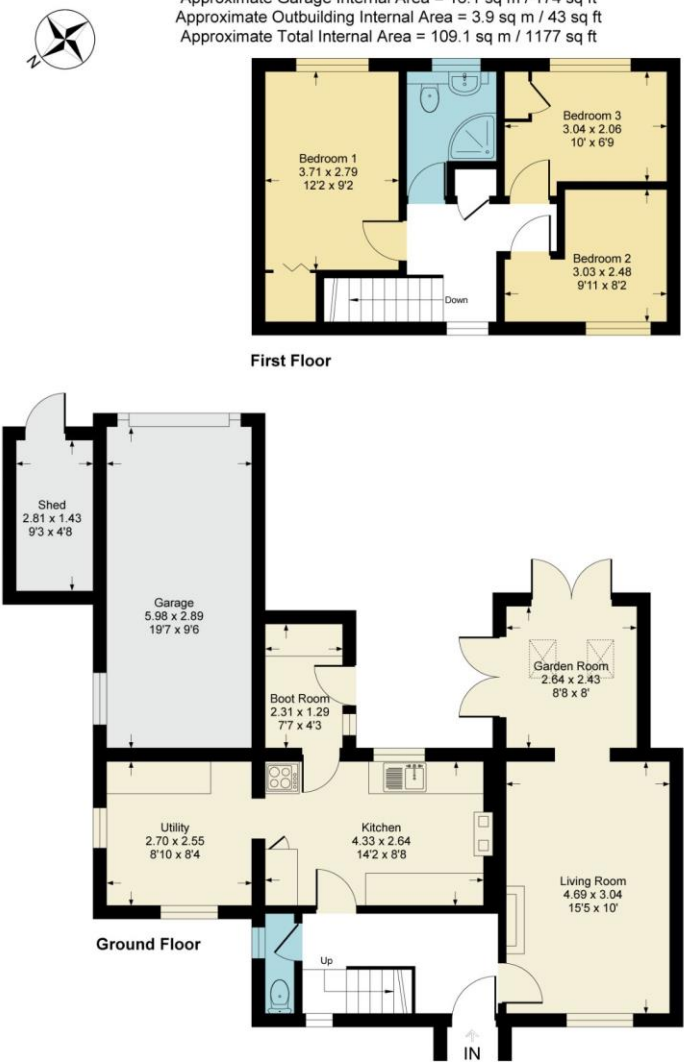


Walnut Tree Ground, Fyfield, SP11
Approximate Gross Internal Area = 89.1 sq m / 960 sq ft
Approximate Garage Internal Area = 16.1 sq m / 174 sq ft
Approximate Outbuilding Internal Area = 3.9 sq m / 43 sq ft
Approximate Total Internal Area = 109.1 sq m / 1177 sq ft

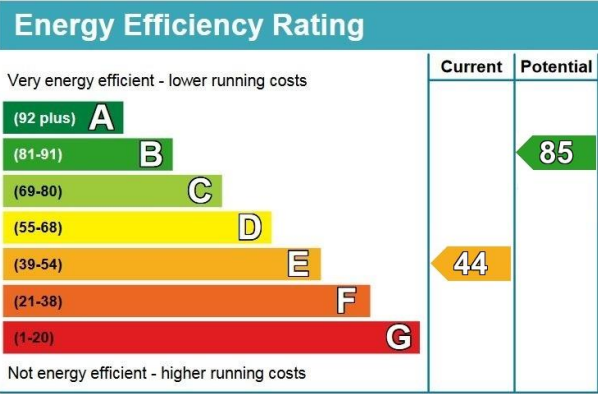


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Walnut Tree Ground, Fyfield

Guide Price £365,000 Freehold



- Edge of Village Location
- Entrance Hallway & Cloakroom
- Kitchen
- Three Double Bedrooms
- Practical Low-Maintenance Gardens
- Extended End of Terrace Property
- Living Room & Garden Room
- Utility Room & Boot Room
- Family Bathroom
- 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.



DESCRIPTION: With an edge of village location, Walnut Tree Ground affords views over bordering open countryside, with the property benefitting from a number of enhancements undertaken by the current owners during their tenure, including driveway parking to the rear of the property in front of a garage, alongside a communal parking area. The accommodation itself comprises an entrance hallway, a cloakroom, a living room with an open-plan flow into a light and airy garden room, a kitchen with access not only to a good-sized utility room, but also a separate boot room, three double bedrooms and a family bathroom. Outside there is a low-maintenance garden to the front and to the rear, a practical, south-east-facing garden alongside the garage and an attached brick store, both with power and lighting.

LOCATION: Walnut Tree Ground is a small, established residential development on the northern edge of the village of Fyfield. Fyfield is in a conservation area and is approximately four miles west of the market town of Andover, which offers a variety of shops, educational and recreational facilities as well as proximity to mainline railway station options in both Grateley and Andover, with a direct route to London's Waterloo in just over an hour. The A303 and A34 are close by, providing good road access to London, the West Country and routes both north and south. The nearby village of Weyhill, famous for the site of the ancient Weyhill Fair, with local amenities including a church, a petrol station with a shop, a separate farm shop, garden centre with food hall and restaurant and a renowned Indian restaurant. The Weyhill Fairground Site is now home to a Craft Centre with a number of bespoke and artisan retailers, plus a café and a village hall.

OUTSIDE: The front of the property is accessed via a wrought iron gate leading to the side of a low-maintenance front garden, mainly laid to lawn and including a central raised flower bed. A path leads from the gate to the front door under a brick, pitched porch. An access road to the side of the property leads to the garage located to the rear of the property with driveway parking to the front of the garage, access to the adjoining brick store as well as the rear of the property itself and the communal parking area.

ENTRANCE HALLWAY: Stairs to the first floor. Understairs recess storage space currently utilized as space for a home office. Door to:

CLOAKROOM: Window to the side, fully tiled, close-coupled WC and wall-mounted electric heater.

LIVING ROOM: Window to the front. Original open fireplace now housing a wood-burning stove set on a tiled hearth with a solid wood mantle above. Recess shelving. Open plan to:

GARDEN ROOM: Light and airy garden room with French doors to the side and to the rear plus Velux windows to the rear. Wall mounted ceramic heater.

KITCHEN: Window to the rear. Clay tiled flooring and a range of eye and base level cupboards and drawers with quartz worksurfaces over and tiled splashbacks. Inset Belfast sink with filtered drinking water tap, electric-powered rayburn cooker, space and plumbing for a washing machine and a dishwasher. Built-in, eye-level double ovens and grill, inset gas hob with a decorative glass splashback and extractor over. Door to a walk-in pantry with shelving and housing the consumer unit. Stable door to:

BOOT ROOM: External glazed door to the side providing access to the rear garden. Internal door accessing the garage. Cloaks hanging space and eye-level storage cupboards.

UTILITY ROOM: Open-plan access from the kitchen, dual-aspect room with windows to the front and to one side. Clay tiled flooring, eye and base-level cupboards with solid wood worksurfaces over, space for a fridge freezer and space for dining.

LANDING: Windows to the side on the stairwell return and on the landing. Door to a built-in airing cupboard housing a hot water cylinder. Access to a boarded loft space with lighting via a loft ladder. The loft space offers excellent storage space.

BEDROOM ONE: Window to the rear. Doorway to a built-in, overstairs wardrobe cupboard.

BEDROOM TWO: Double bedroom with a window to the rear. Fitted, shelved, linen cupboard.

BEDROOM THREE: Double bedroom with a window to the front and views over bordering farmland.

FAMILY BATHROOM: Window to the rear. Corner shower enclosure, concealed cistern WC, vanity hand wash basin with cupboard storage below and a heated towel rail.

REAR GARDEN: Patio area to the side of the garage which adjoins the rear of the property. Raised decked area adjacent to the rear of the garden room. Picket fencing forms a border to a separate area of lawn with mature shrub borders and includes a patio and a garden pond. Gated side access to both the driveway in front of the garage, communal parking area and the attached store.

TENURE & SERVICES: Freehold. Mains water, drainage and electricity are connected. Heating via Ecopower Ceramic Heaters plus a wood-burning stove.

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.

