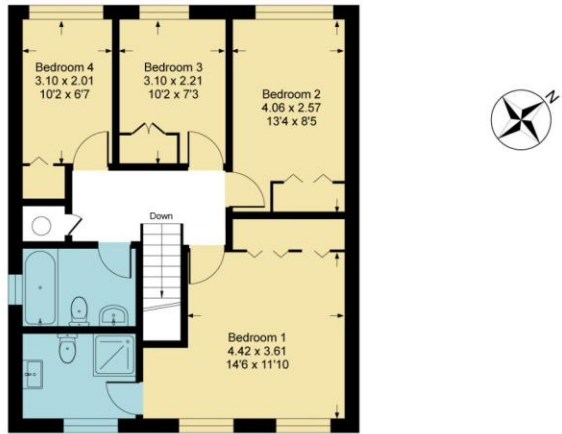




Stone Close, Andover

Guide Price £440,000 Freehold

Stone Close, SP10
Approximate Gross Internal Area = 106 sq m / 1141 sq ft
Approximate Garage Internal Area = 11.7 sq m / 126 sq ft
Approximate Total Internal Area = 117.7 sq m / 1267 sq ft

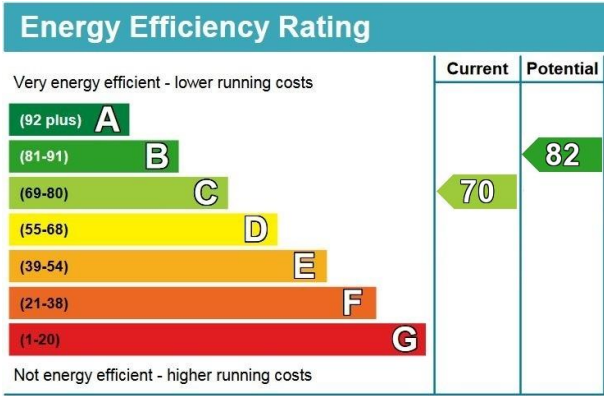


First Floor



Ground Floor

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



- Hallway
 - Sitting Room
 - Master Bedroom Suite
 - Bathroom
 - Driveway Parking
- Kitchen & Utility Room
 - Dining Room
 - 3 Further Bedrooms
 - Integral Garage
 - Partly Walled 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: Situated in the sought-after Anna Fields neighborhood, this four-bedroom detached home offers a perfect blend of comfort and convenience. Ideally located near well-regarded schools, the property features a welcoming hallway leading to a modern kitchen/breakfast room with a utility room, a spacious sitting room with patio doors opening to the garden, a separate dining room, and a convenient cloakroom. The first floor boasts a generously sized master bedroom with an ensuite shower room, three additional bedrooms, and a family bathroom. Externally, the home benefits from an integral garage, a driveway with space for two cars and an electric vehicle charging point, as well as a charming partly walled garden complete with a patio and shed - ideal for outdoor relaxation and entertaining.

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: Window to front. Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM: WC and wash hand basin.

KITCHEN/BREAKFAST ROOM: Windows to front and rear. Range of eye and base level cupboards and drawers with quartz work surfaces over and inset sink with drainer. Inset gas hob with extractor over and double oven below. Space for a fridge/freezer and a tumble dryer plus space for table and chairs. Arch to:

UTILITY ROOM: Door to side. Eye and base level cupboards with work surface over and inset sink. Space and plumbing for washing machine.

SITTING ROOM: Box bay to rear with patio doors to the garden. Feature fireplace with living flame gas fire and glazed double doors to:

DINING ROOM: Window to rear.

FIRST FLOOR LANDING: Loft access, airing cupboard with hot water tank and shelving. Doors to:

MASTER BEDROOM: Windows to front and range of wardrobe cupboards with mirror doors. Door to:

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

BEDROOM 2: Window to rear and fitted wardrobe cupboard with mirror doors.

BEDROOM 3: Window to rear and fitted wardrobe cupboard with mirror doors.

BEDROOM 4: Window to rear and fitted wardrobe cupboard. Currently used as an office.

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

OUTSIDE: To the front there is an area of lawn with mature flower/shrub borders which extends to the side of the property where there is gated access to the rear garden. A driveway offers parking for two cars with an electric vehicle charging point and access to:

GARAGE: Single integral garage with up and over door, power, light and wall mounted boiler.

REAR GARDEN: Fully enclosed garden which is walled to two sides. Block paved patio area adjacent to the house leading to an area of lawn with mature shrub borders and ornamental trees. There is an outside tap to the side and a shed to the rear.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

