

Casterbridge Lane, SP11

Approximate Gross Internal Area = 130.9 sq m / 1410 sq ft
Approximate Garage Internal Area = 15.9 sq m / 172 sq ft
Approximate Total Internal Area = 146.8 sq m / 1582 sq ft

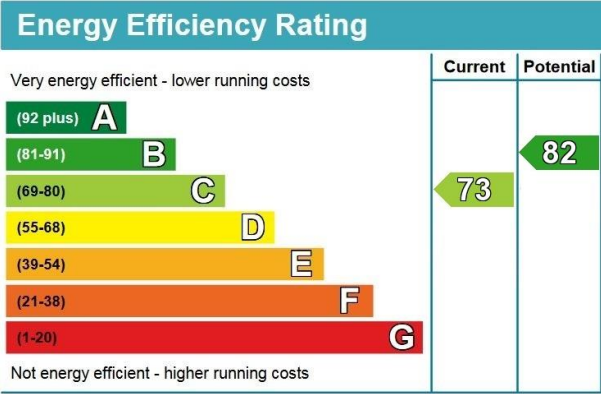


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Casterbridge Lane, Weyhill

Guide Price £595,000 Freehold



- Hallway
 - Dining Room
 - Cloakroom
 - 3 Further Bedrooms
 - Garage & Parking
- Living Room
 - Kitchen/Breakfast Room
 - 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: Nestled in a peaceful cul-de-sac in the charming village of Weyhill, this substantial family home offers beautifully presented accommodation throughout. The inviting hallway leads to a cloakroom, a spacious double-aspect living room, a formal dining room, and a stunning kitchen/breakfast room, complete with French doors opening onto the garden—perfect for indoor-outdoor living. Upstairs, the generous master bedroom boasts an ensuite shower room, accompanied by three further well-proportioned bedrooms and a stylish family bathroom. Outside, the attractive garden features a large patio area, ideal for entertaining, while the driveway provides ample parking in front of the garage. A wonderful home in a sought-after location.

LOCATION: Famous for the site of the ancient Weyhill Fair, the village of Weyhill is located just two and a half miles west of Andover with Casterbridge Lane itself just off Rectory Lane in between the most recent fairground site and St Michaels and All Angels church. Village amenities include 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. 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 side. Stairs to first floor with understairs cloaks cupboard and doors to:

CLOAKROOM: Window to side. WC, vanity cupboard with wash hand basin and heated towel rail.

LIVING ROOM: Window to front and French doors to garden. Fireplace with wood burning stove.

DINING ROOM: Window to front.

KITCHEN/BREAKFAST ROOM: Contemporary range of eye and base level cupboards and drawers with solid oak work surfaces over, including a breakfast bar, and inset stainless steel sink with drainer and water softener. Inset five burner gas hob with extractor over and double oven below. Integral dishwasher and wine cooler, space and plumbing for washing machine and space for fridge/freezer. Cupboard with wall mounted boiler and open plan to stunning triple aspect breakfast/family room with French doors to the garden and a vaulted ceiling.

FIRST FLOOR LANDING: Loft access via a ladder, airing cupboard with hot water tank and doors to:

MASTER BEDROOM: Double aspect with fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM: Window to front. Double shower cubicle, wash hand basin, WC, heated towel rail and recess storage space.

BEDROOM 2: Window to rear.

BEDROOM 3: Window to front and fitted over-stairs cupboard.

BEDROOM 4: Window to rear.

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

OUTSIDE: To the front there is a gravelled area with a path to the front door. To the side there is driveway with an electric vehicle charging point offering parking and leading to a **GARAGE**.

REAR GARDEN: Attractive and enclosed garden with gated access to the driveway and a door to the garage. Spacious seating area adjacent to the house with a shed/bar area. The remainder is paved with shingle and a circular lawn.

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

