

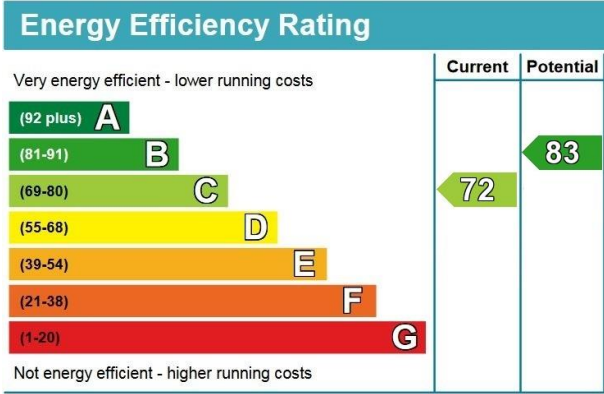


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Saint Swithin Way, Andover

Guide Price £650,000 Freehold



- Entrance Hall

• Office & Family Room

• Utility & Cloakroom

• 2 Ensuite Shower Rooms

• Enclosed Garden

• Living Room

• Kitchen/Dining Room

• 5 Bedrooms

• Bathroom

• Double Garage

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 substantial family home, situated in the sought-after Rosewood Gardens at the end of a private driveway, offers an exceptional blend of space, comfort, and style. Thoughtfully designed and tastefully presented, the property features a welcoming entrance hall, a bright and spacious living room, a separate family room, and a dedicated office, perfect for modern family life. The impressive kitchen/dining room, complete with French doors opening to the garden, provides an ideal space for entertaining, complemented by a utility room and a convenient cloakroom. Upstairs, five well-proportioned bedrooms include two with ensuite shower rooms, alongside a stylish family bathroom. Externally, the generous driveway offers ample parking and leads to a double garage, while the enclosed rear garden boasts a decked seating area, creating a perfect retreat for outdoor relaxation.

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: Open porch with front door into:

ENTRANCE HALL: Stairs to first floor with understairs cupboard and doors to:

OFFICE: Bay window to front.

LIVING ROOM: Window to side and French doors to garden. Fireplace with living flame gas fire.

FAMILY ROOM: Bay window to front.

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

KITCHEN/DINING ROOM: Window to rear. Range of eye and base level cupboards and drawers including peninsular breakfast bar with quartz work surfaces over and inset stainless steel sink with drainer. Inset five burner gas hob with extractor over and eye level double oven. Integral dishwasher and waste cupboard. Open plan to a spacious **DINING AREA** with windows to two sides and French doors to the decked seating area.

UTILITY ROOM: Door to side. Eye and base cupboards with quartz work surfaces and inset stainless steel sink with drainer. Integral fridge/freezer, space and plumbing for washing machine and cupboard with gas boiler.

FIRST FLOOR LANDING: Access via ladder to mainly boarded loft, airing cupboard with hot water tank and shelving. Doors to:

BEDROOM 1: Window to front. Range of fitted wardrobe cupboards and door to:

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

BEDROOM 2: Window to rear. Fitted wardrobe cupboard and door to:

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

BEDROOM 3: Window to front and fitted wardrobe cupboard.

BEDROOM 4: Window to rear and fitted wardrobe cupboard. Currently a music studio.

BEDROOM 5: Dormer window to front.

BATHROOM: Window to rear. Panelled bath with shower attachment, separate shower cubicle, wash hand basin and WC.

OUTSIDE: To the front there are gravelled areas with shrubs, a path to the front door and gated access to the rear garden. A generous driveway offers parking for five cars and access to:

GARAGE: Double garage with double electric doors, power, light and side door to garden.

REAR GARDEN: Raised, decked, seating area adjacent to the house framed by raised planters with steps down to a lower covered, decked, area with power and internet connection. The remainder is laid to lawn with a path leading to a further covered seating area with a BBQ, hot tub and power.

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

