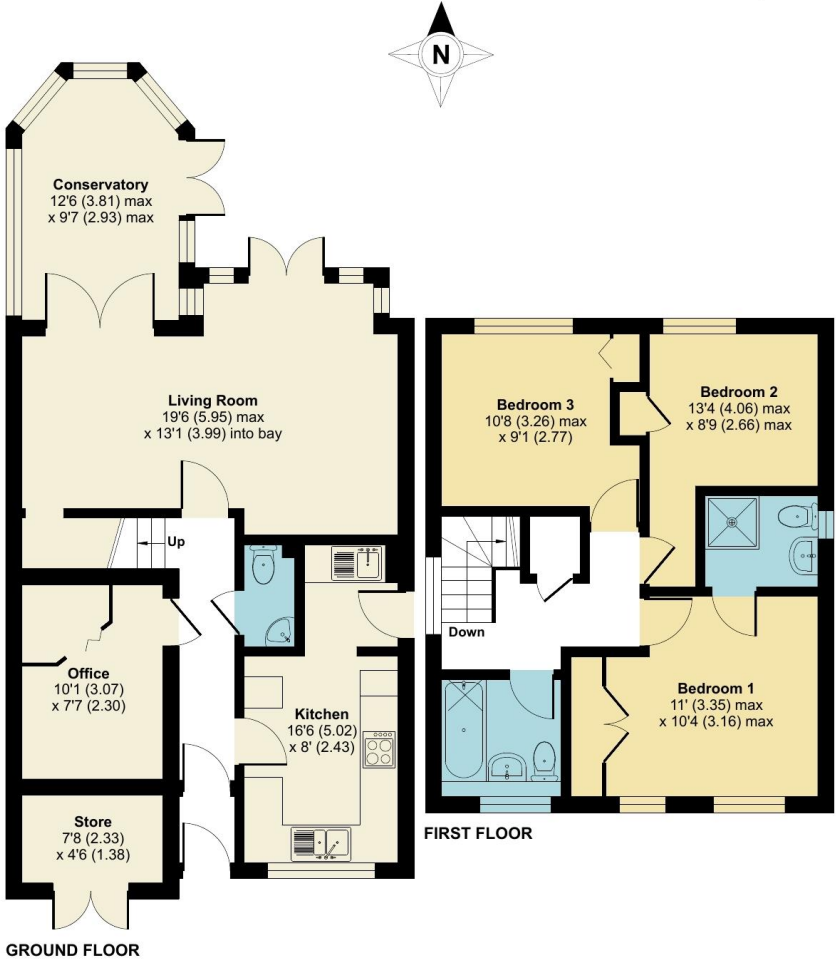


Pearman Drive, Andover, SP10

Approximate Area = 1091 sq ft / 101.3 sq m
Outbuilding = 33 sq ft / 3.1 sq m
Total = 1124 sq ft / 104.4 sq m
For identification only - Not to scale

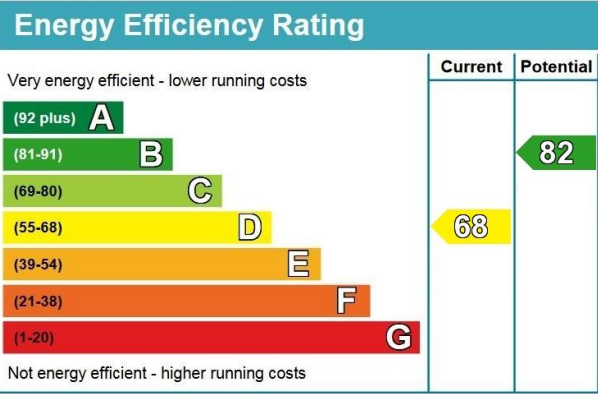


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1271842



Pearman Drive, Andover

Guide Price £400,000 Freehold



- Hallway
 - Sitting/Dining Room
 - Garden Room
 - 2 Further Bedrooms
 - Driveway Parking
- Home Office
 - Kitchen/Breakfast & Utility
 - Master Bedroom Suite
 - Bathroom
 - Enclosed 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 :
Austin Hawk are delighted to offer this well presented, three bedroom detached house situated on the popular Winton Chase development, which is not only close to primary and secondary schools, and a local convenience store but also within a short distance of the town centre as well as the historic Ladies Walk giving footpath access to open countryside and Harewood Forest beyond. The accommodation, which has been improved by the current owner, comprises hallway, home office, cloakroom, kitchen/breakfast room, utility room, sitting/dining room, garden room, master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is driveway parking leading to the partial garage/store, which has been converted to an office and part store, and an attractive, enclosed garden to the rear.

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. Pearman Drive is in a quiet location off of London Road with local amenities nearby and good access to the town centre and open countryside.

ACCOMMODATION :
Front door into:

HALLWAY :
Tiled floor, stairs to first floor and doors to:

HOME OFFICE :
Previously the garage, this has been converted into a home office with a wall mounted boiler and storage to the front.

CLOAKROOM :
Low level WC, wash hand basin and radiator.

KITCHEN/BREAKFAST ROOM :
Window to front. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset induction hob with extractor over, glass splashback and self-cleaning (pyrolysis) oven below. Plinth lighting and USB sockets. Integral dishwasher, space for fridge/freezer, breakfast bar and arch to:

UTILITY ROOM:
Side door to garden. Eye and base level cupboards with work surface and inset stainless steel sink with drainer. Plinth lighting. Space and plumbing for washing machine and integral microwave.

SITTING/DINING ROOM :
French doors to garden. Understairs cupboard, dining area, radiators, media socket and French doors to:

CONSERVATORY :
Triple aspect with French doors to garden.

FIRST FLOOR LANDING :
Window to side. Access to half board loft with loft ladder. Airing cupboard with hot water tank and doors to:

MASTER BEDROOM:
Windows to front and fitted double wardrobe cupboard. Door to:

ENSUITE SHOWER ROOM :
Window to side. Tiled floor. Shower cubicle with power shower, low level WC, wash hand basin and radiator.

BEDROOM TWO:
Double bedroom with window to rear and fitted wardrobe cupboard.

BEDROOM THREE:
Small double bedroom with window to rear and fitted wardrobe cupboard.

BATHROOM :
Window to front. Italian tiled floor. Paneled bath with power shower over, wash hand basin, low level WC and heated towel rail.

OUTSIDE :
To the front of the property there is a small area of lawn, two palm trees and a driveway offering parking and gated access to:

REAR GARDEN:
Enclosed rear garden with patio adjacent to the house with power and sensor lighting. The remainder laid to lawn with shrub borders and a garden shed.

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

