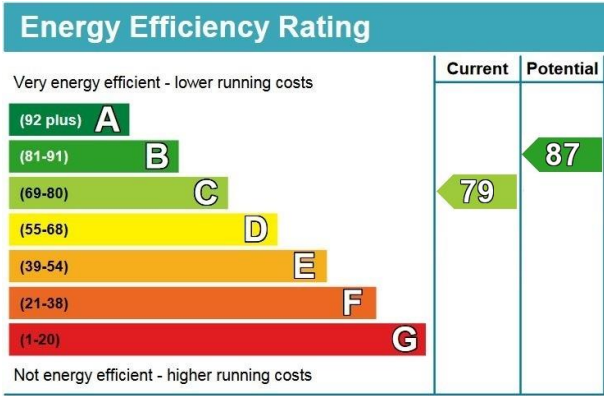




Rooksbury Road, Andover

Guide Price £675,000 Freehold



- Impressive Bespoke Family Home
 - Open Plan Kitchen/Breakfast Room
 - Conservatory
 - Three Further Bedrooms
 - Garage, Driveway Parking & Storeroom

- Living & Dining Room
 - Utility Room & Cloakroom
 - Master Bedroom Suite
 - Family Bathroom & Additional Shower
 - Front & Rear Gardens

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.



Immaculately presented throughout, and occupying a stunning elevated plot on the south side of Andover, this substantial family home benefits from an excellent location with proximity to schools catering for all age groups and a host of local amenities, including Andover's mainline railway station. The generous accommodation comprises a ground floor with a welcoming entrance hallway, two front-aspect reception rooms, an impressive open-plan kitchen/breakfast room with an adjoining utility room, a cloakroom and a conservatory. The first floor provides a dual-aspect master bedroom suite, two further double bedrooms with access to an adjoining shower enclosure plus a good-sized single bedroom and a family bathroom. Outside, the property frontage includes driveway parking in front of a double garage and storeroom with a mature terraced garden beyond, whilst the rear garden is mainly laid to an undulating lawn.

The elevated position of the property affords far-reaching views back across Andover towards the town's golf course, clearly visible in the distance. A stepped path leads from the driveway and double garage, through the terraced front garden with mature flower and herbaceous borders, up to an area of lawn and paving that leads to the front door, located under a recessed, arched entrance porch. Either side of the entrance hallway is a cosy front aspect living room which includes a wood-burning stove set within an original open fireplace, on a granite hearth, whilst the dining room on the opposite side of the hallway also has a front aspect. The hallway leads on to the open-plan kitchen/breakfast room with French doors opening out into the conservatory at the rear of the property. The kitchen, along with the adjoining utility room, spans the entire width at the rear of the property. The kitchen itself includes an extensive range of cupboards and drawers with worksurfaces and matching upstands, a matching island breakfast bar with an inset induction hob, built-in, eye-level double oven/grill, an integral dishwasher and fridge/freezer. The utility room has an external door to the side of the property along with its own worksurface over base-level cupboards alongside space and plumbing for a washing machine and a tumble dryer. There is space for additional appliances plus access to the cloakroom. The first floor, with a central galleried landing, provides access to the generous master bedroom suite, which occupies one side of the first floor with its dual aspect affording views across Andover. Bedrooms two and three are both good-sized doubles with access to the adjoining shower, whilst bedroom four is a good-sized single and would make an ideal office. The first floor is also home to the separate family bathroom. Outside to the rear, the garden also includes a patio area adjacent to the rear of the property alongside the conservatory from which French doors lead from. Retaining walls border this patio area with steps up to the lawn, which also includes a covered patio seating area and a summerhouse. There is gated side access to the front of the property. The double garage has first floor access into a storeroom which occupies the loft space above the garage.

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, less than a mile away, 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. The property is located on Rooksbury Road, which is off Salisbury Road on the sought-after southern side of Andover. The location is close to local amenities, including schools, a convenience store, a public house, and a garden centre. Andover's town centre and mainline railway station are both just under a mile from the property, with other local amenities, including Rooksbury Mill Lakes Nature Reserve just a couple of hundred metres further along Rooksbury Road. The outlying villages of Upper Clatford and Goodworth Clatford, are also a short distance away with the Test Valley just beyond, which includes nearby Stockbridge, offering an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

