

Longstock Close, SP10

Approximate Gross Internal Area = 117.1 sq m / 1261 sq ft (excludes lean to)  
Approximate Garage Internal Area = 23.6 sq m / 255 sq ft  
Approximate Outbuildings Internal Area = 11.7 sq m / 127 sq ft  
Approximate Total Internal Area = 152.4 sq m / 1643 sq ft

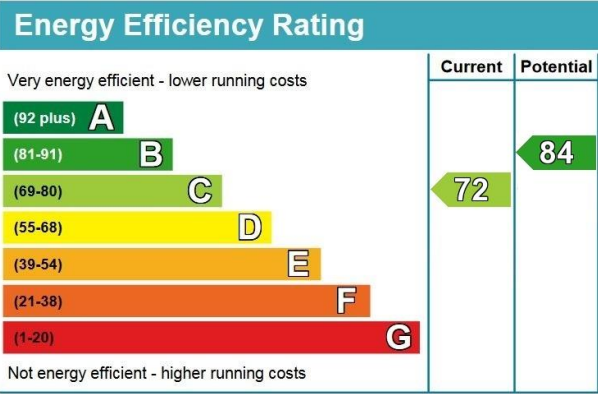


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Longstock Close, Andover

Guide Price £480,000 Freehold



- Hallway & Cloakroom
  - Kitchen & Utility Room
  - Master Bedroom Suite
  - Family Bathroom
  - Office/Workshop
- Living Room & Dining Room
  - Conservatory/Rear Lobby
  - Three Further Bedrooms
  - Enclosed Rear Garden
  - Double Garage & Driveway Parking

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:** Offered with no onward chain, this impressive, detached family home is situated in a sought-after location within the catchment area for highly regarded local schools. The spacious and versatile accommodation includes an entrance hallway, cloakroom, generous living room, separate dining room, well-appointed kitchen/breakfast room, utility room, and a bright conservatory/rear lobby. Upstairs, the master bedroom benefits from an ensuite shower room, accompanied by three additional bedrooms and a family bathroom. Outside, the property features ample driveway parking leading to a double garage, along with a private enclosed rear garden that includes a versatile office/workshop and a storage shed -ideal for modern family living or working from home.

**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 is less than a mile away and 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. Longstock Close is an established residential development off Salisbury Road via Floral Way with nearby convenience stores and a Post Office plus proximity to well-regarded schools catering for all age groups. The property is well located for both town centre and outlying amenities, including Rooksbury Mill Lakes Nature Reserve and the outlying village of Upper Clatford, which is also a short distance away.

**ACCOMMODATION:** Canopy porch with front door into:

**HALLWAY:** Stairs to first floor with understairs cupboard and doors to:

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

**LIVING ROOM:** Bay window to front. Feature fireplace with gas living flame fire and double doors to:

**DINING ROOM:** Patio doors to garden and door to:

**KITCHEN/BREAKFAST ROOM:** Windows to rear. A range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye-level double oven. Space and plumbing for dishwasher, space for table and chairs and arch to:

**UTILITY ROOM:** Eye and base-level cupboards with work surface over. Space and plumbing for washing machine, space for fridge/freezer and door to:

**REAR LOBBY/CONSERVATORY:** Double aspect with door to garden and garage. Work surface with cupboard below and space for appliances.

**FIRST FLOOR LANDING:** Access to boarded loft and doors to:

**MASTER BEDROOM:** Window to front. Fitted cupboards to both sides and over the bed area. Door to:

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

**BEDROOM 2:** Window to front.

**BEDROOM 3:** Window to rear and airing cupboard with hot water tank.

**BEDROOM 4:** Window to rear.

**BATHROOM:** Window to rear. P-shaped bath with shower over, vanity cupboards with wash hand basin, WC and heated towel rail.

**OUTSIDE:** To the front there is an area of lawn and a block paved driveway offering parking and access to:

**DOUBLE GARAGE:** Double integral garage with two up and over doors, power, light, wall-mounted boiler (new 2025), shelving, work surface and cupboards.

**REAR GARDEN:** Fully enclosed garden with gated access to the front. Small patio adjacent to the house with an outside tap and electric socket and leading to an area of lawn bordered by mature shrub/flower beds. There is an insulated workshop/office with power, light and windows to the side, a shed and lean-to storage to the side of the house.

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

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

