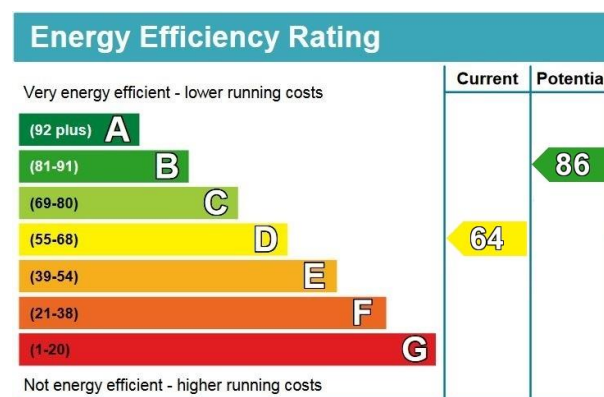


Wolversdene Road, SP10
Approximate Gross Internal Area = 198.9 sq m / 2141 sq ft



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.



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.



Wolversdene Road, Andover

Guide Price £650,000 Freehold

- Extended & Modernised Family Home
- Open Plan Living/Kitchen/Dining Room
- Utility Room & Cloakroom
- Three Further Double Bedrooms
- Mature Rear Garden & Driveway Parking
- Entrance Lobby & Hallway
- Two Further Reception Rooms
- Master Bedroom Suite with Dressing Room
- Family Bathroom
- Proximity to Schools and Amenities

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Extended and modernised to a high standard in recent years, this substantial family home occupies an elevated position in one of Andover's most established and desirable residential areas with far-reaching views to the rear. The property benefits from an excellent, quiet location with proximity to schools catering for all age groups, town centre amenities and open countryside. The very well-presented accommodation comprises a ground floor with an entrance lobby leading into a hallway, two front-aspect reception rooms, an expansive, light and airy living/kitchen/dining room, a generous utility room and a cloakroom. The first floor provides an impressive master bedroom suite which includes an adjoining dressing room as well as an ensuite shower room, three further double bedrooms and a family bathroom. Outside to the front is driveway parking for at least two vehicles, whilst to the rear is a good-sized, mature garden.

Impressive, with modern and contemporary throughout, immediately noticeable on entry into the hallway, with two front-aspect reception rooms either side before the hallway opens out into the hub of this family home, a modern, contemporary living/kitchen/dining room with bifold doors opening out onto a large decked veranda. The light and airy feel is created by a combination of not only the bifold doors from the dining area but also full-height glazing and a Velux window within the vaulted ceiling above the kitchen area. The kitchen includes an extensive range of cupboards and drawers with attractive granite worksurfaces, matching upstands and window cill, extending to a peninsular breakfast bar with inset induction hob. There is a double sink and drainer, a pull-out larder unit, an integral dishwasher plus two built-in, eye-level oven/grills and space for an American-style fridge freezer. The generous utility room is accessed from the kitchen and features worksurfaces over base-level cupboards and drawers with subway tiled splashbacks, along with space and plumbing for a washing machine and tumble dryer. The cloakroom is accessed from the utility room and there is also an external glazed door providing access to the rear garden.

The master bedroom suite is dual aspect with windows to both front and rear with access to the dressing room, which itself has a window to the front. The adjoining ensuite has a rear aspect with decorative tiled flooring, a double walk-in shower enclosure, WC, vanity hand wash basin and heated towel rail. Of the three additional double bedrooms, one has a front aspect whilst two have a rear aspect with far-reaching views across to Ladies Walk, the golf course and the eastern edge of Salisbury Plain. The family bathroom includes a modern standalone bath, a double, recessed shower enclosure, WC, vanity hand wash basin and heated towel rail. The rear garden has steps leading down from the decked veranda to an area of lawn with mature fruit trees and a soft play area with a summerhouse and a garden shed.

The location has much to offer, with the property located on Wolversdene Road, which is off London Road and a short distance from town centre amenities, pre-school, primary and secondary schools, as well as the historic Ladies Walk, which is a short distance away and provides footpath access to nearby open countryside, Harewood Forest and the Test Valley beyond. 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.

