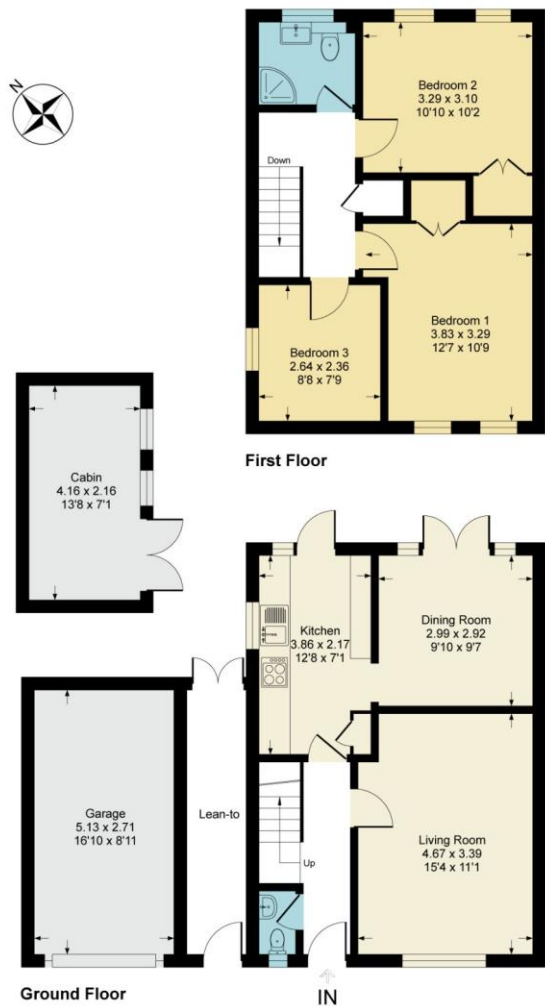


**Bury Hill Close, SP11**  
Approximate Gross Internal Area = 82.1 sq m / 884 sq ft (excludes lean-to)  
Approximate Garage Internal Area = 13.9 sq m / 150 sq ft  
Approximate Outbuilding Internal Area = 9 sq m / 97 sq ft  
Approximate Total Internal Area = 105 sq m / 1131 sq ft

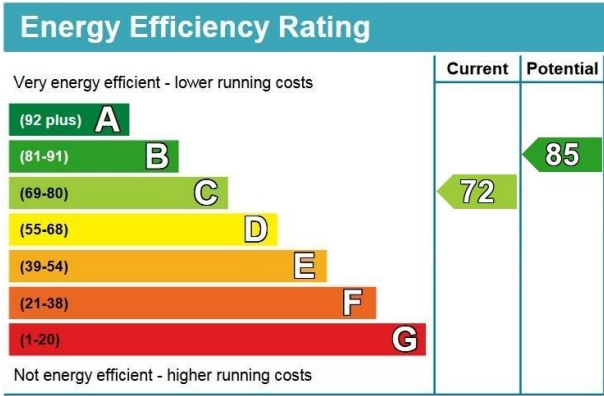


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Bury Hill Close, Anna Valley

Guide Price £345,000 Freehold



- No Onward Chain
  - Living Room
  - Cloakroom
  - Bathroom
  - Garage & Driveway Parking
- Entrance Hallway
  - Kitchen & Dining Room
  - Three Bedrooms
  - Rear Garden including Cabin
  - Proximity to Schools & Amenities

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:** Available to the property market with No Onward Chain, this three-double-bedroomed, semi-detached house is located in the sought-after village of Anna Valley in an elevated, quiet cul-de-sac, above Pillhill Brook, just two miles south-west of Andover. Albeit with a village location, the property has excellent proximity to local schools catering for all age groups and offers the potential to be the perfect family home. The accommodation benefits from driveway parking to the front of a garage and comprises an entrance hallway, a living room, a dining room, a cloakroom and a kitchen, three bedrooms and a bathroom. Outside to the rear is an attractive, low-maintenance, mature garden with a timber cabin with power and lighting.

**LOCATION:** The location of the property offers much with many nearby local amenities, including public houses, a local farm shop, a garden centre and proximity to open countryside. The property occupies an elevated position on the slopes of Bury Hill, the site of an ancient Iron Age Hillfort which can be explored via a myriad of nearby local public footpaths, whilst Pillhill Brook flows through Anna Valley on its way to link up with the River Anton, a tributary of the River Test. Being Andover's nearest outlying village also means that the amenities that Andover itself offers are close by including the mainline Exeter to London Waterloo railway line, various pre-school, primary and secondary schools plus Andover College for tertiary education. Andover boasts a theatre, cinema, hospital, eateries, supermarkets, a twice-weekly high street market, plus occasional weekend artisan markets and much more besides.

**OUTSIDE:** The property frontage is set aside as block paved driveway parking with a mature flower and shrub border to one side. The driveway will accommodate three vehicles and leads to a garage with an up-and-over door as well as an external door leading to a passageway that accesses the rear garden.

**ENTRANCE HALLWAY:** Stairs to the first floor with understairs recess space. Radiators. Door to:

**CLOAKROOM:** Window to the front. Low-level WC, hand wash basin and heated towel rail.

**LIVING ROOM:** Good-sized living room with a window to the front. Radiator.

**KITCHEN:** Galley-style kitchen with windows to the side and the rear, plus an external door accessing the rear garden. A range of eye and base-level cupboards and drawers with worksurfaces over. Inset one and a half bowl stainless steel sink and drainer, inset gas hob with a stainless-steel splashback and oven/grill below. Space and plumbing for a slimline dishwasher and a washing machine. Recessed shelved larder storage. Open plan archway to:

**DINING ROOM:** French doors to the rear with full height glazing to each side. Radiator.

**FIRST FLOOR LANDING:** Window to the side. Door to a built-in airing cupboard housing a hot water cylinder. Access to a partially boarded loft via a loft ladder. The gas boiler is located in the loft space.

**BEDROOM ONE:** Window to the front. Double doors to a built-in wardrobe cupboard. Radiator.

**BEDROOM TWO:** Double bedroom with windows to the rear. Double doors to a built-in wardrobe cupboard. Radiator.

**BEDROOM THREE:** Good-sized single bedroom with a window to the side. Recessed, shelved storage cupboard. Radiator.

**BATHROOM:** Window to the rear. Corner shower enclosure, close-coupled WC, vanity hand wash basin with cupboard storage below and a heated towel rail.

**REAR GARDEN:** Practical, low-maintenance rear garden with a block paved patio adjacent to the rear of the property including a gazebo. The patio extends to one side of the property and leads via an external door to a passageway accessing the front of the property along with access to a timber cabin which has double doors and windows to the front plus power and lighting. The remainder of the rear garden is laid to lawn with mature shrub borders.

**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.

