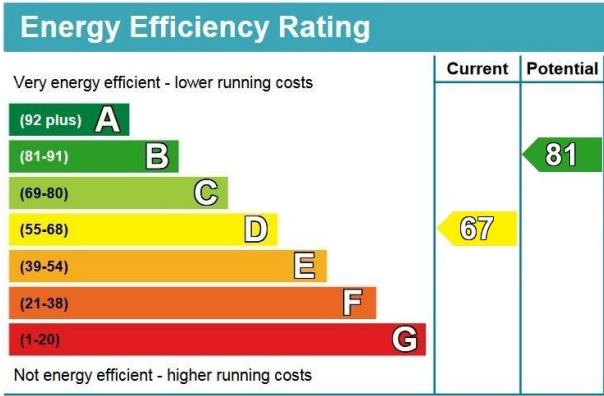


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Hillbury Avenue, Andover

Guide Price £549,950 Freehold

- HALLWAY
- DINING ROOM
- UTILITY
- 3 FURTHER BEDROOMS
- DOUBLE GARAGE

- LIVING ROOM
- KITCHEN
- MASTER BEDROOM
- FAMILY BATHROOM
- REAR & FRONT 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.





Austin Hawk are delighted to offer this substantial family home featuring spacious accommodation designed for comfortable living. The ground floor includes a welcoming entrance hallway, a bay-fronted living room, an additional reception room to the rear, a generously sized kitchen, utility room, and cloakroom. The first floor boasts a bay-fronted Master Bedroom, a double bedroom with ensuite bathroom, a further double bedroom, a single bedroom, a small office/box room, a family bathroom and a separate toilet. The loft is boarded and offers the potential for conversion. Externally, the property benefits from driveway parking in front of a double garage and storeroom, complemented by a mature front garden. The fully enclosed rear garden is mainly laid to lawn, with mature fruit trees and seasonal plants, providing a private and generous outdoor space.

Ideally situated on the south side of Andover, it provides excellent access to schools for all age groups and a variety of local amenities, including Andover's mainline railway station.

The property features a cosy living room complete with a gas fire and mantle, creating a warm and inviting atmosphere. At the rear, the dining room benefits from French doors that open directly into the garden, allowing for plenty of natural light and easy access to outdoor entertaining. The utility/boot room, conveniently located next to the kitchen via the garage, includes a charming white Belfast sink along with eye and base level cupboards for ample storage. All bedrooms are generously sized and come with fitted cupboards, the guest bedroom has the added luxury of an ensuite bathroom. Additionally, there is a small room currently used as a study, and an impressive, boarded loft space that offers excellent potential for conversion into an extra room, providing flexible living options to suit your needs.

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 off 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.

