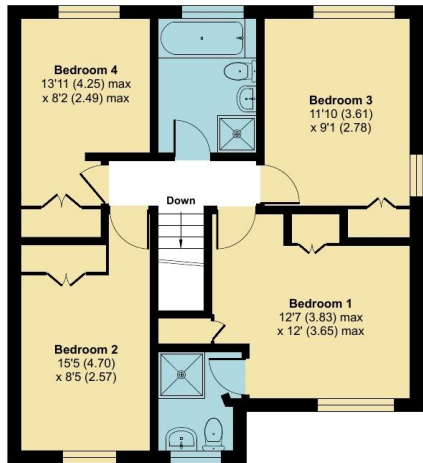
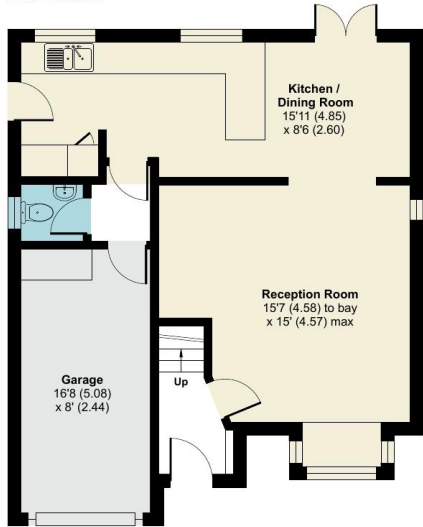


Weyhill Gardens, Weyhill, Andover, SP11

Approximate Area = 1156 sq ft / 107.3 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1293 sq ft / 120 sq m
For identification only - Not to scale

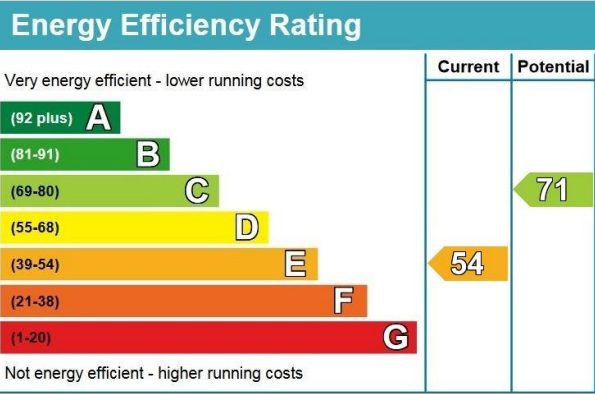


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1301280



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.



Weyhill Gardens, Weyhill Guide Price £525,000 Freehold

- Hallway
 - Cloakroom
 - Master Bedroom Suite
 - Bathroom
 - Garage
- Living Room
 - Kitchen/Dining Room
 - 3 Further Double Bedrooms
 - Driveway Parking
 - Partly Walled Garden



DESCRIPTION: Offered for sale with no onward chain, this detached house is located within a small development in the heart of Weyhill. The well presented accommodation comprises hallway, living room, contemporary kitchen/dining room with French doors to the garden, a cloakroom, master bedroom with ensuite shower room, three further double bedrooms and a bathroom. To the front there is driveway parking for two cars leading to an integral garage, whilst to the rear there is a partly walled garden with a covered seating area.

LOCATION: The village of Weyhill is situated just to the west of Andover and benefits from a church, garage with shop, public house and restaurant. Andover offers a range of shopping, educational and recreational facilities including a college of further education, 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.

ACCOMMODATION: Canopy porch with front door into:

HALLWAY: Stairs to first floor, porcelain tiled floor and door to:

LIVING ROOM: Bay window to front and window to side. Contemporary woodburning stove with glass hearth, understairs recess, porcelain tiled floor and open access to:

KITCHEN/DINING ROOM: Windows to rear and side door to garden. Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset electric hob with extractor over and oven below. Integral dishwasher and fridge/freezer, porcelain tiled floor and open access to **DINING AREA** with French doors to garden. Door to:

INNER LOBBY: With door to garage and door to:

CLOAKROOM: Window to side. WC and wash hand basin.

FIRST FLOOR LANDING: Access via ladder to boarded loft and doors to:

MASTER BEDROOM: Window to front. Fitted wardrobe cupboards with mirror doors and door to:

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

BEDROOM 2: Window to front and fitted wardrobe cupboard with mirror doors.

BEDROOM 3: Window to rear and fitted wardrobe cupboard with mirror doors.

BEDROOM 4: Window to rear and fitted wardrobe cupboard with mirror doors.

BATHROOM: Window to rear. Panelled bath with shower attachment, separate shower cubicle, wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is driveway parking, gated access to the rear garden and access to:

GARAGE: Single integral garage with up and over door. Eye and base level cupboards to the rear with work surface over and space and plumbing below for washing machine.

REAR GARDEN: The rear garden is fully enclosed with wall and fencing. Patio area adjacent to the house including a covered area which leads to a shed. The remainder is laid to lawn with mature shrub borders.

TENURE & SERVICES: Freehold. Mains water, drainage and electricity are connected. Oil fired 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.

