

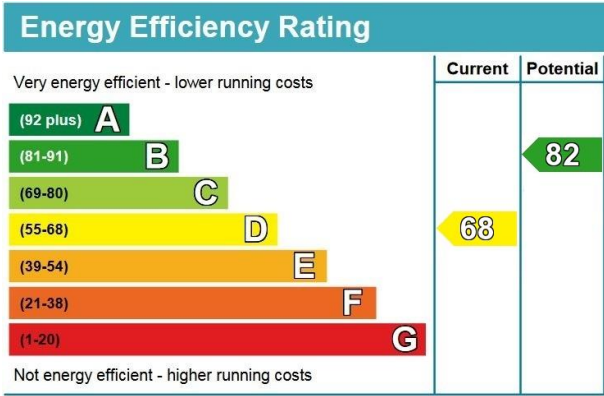
Valley Mead, SP11
Approximate Gross Internal Area = 146.2 sq m / 1574 sq ft
Approximate Garage Internal Area = 24.7 sq m / 266 sq ft
Approximate Total Internal Area = 170.9 sq m / 1840 sq ft



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



Valley Mead, Anna Valley **Guide Price £670,000 Freehold**



- Entrance Hall
 - Living Room
 - Conservatory/Diner
 - 3 Further Bedrooms
 - Secluded garden
- Cloakroom & Study
 - Kitchen/Utility Area
 - Master Bedroom Suite
 - Bathroom
 - Double Garage & 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:

This detached house is located in a quiet cul-de-sac close to the Pillhill Brook in the popular village of Anna Valley. The spacious accommodation benefits from new windows and comprises entrance hall, cloakroom, study, living room with log burner and open access to a conservatory/dining room, L shaped kitchen/utility area, master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is generous driveway parking leading to a double garage and a secluded garden to the rear.

ACCOMMODATION:

The spacious and well planned accommodation comprises entrance hall with stairs to the first floor and access to a cloakroom, a useful study, part panelled living room with a log burner and open access into a conservatory/dining room, an L shaped kitchen with an island, doors to the garden and open plan access into a utility area with space for appliances. To the first floor there is a galleried landing with doors to the master bedroom which benefits from fitted wardrobe cupboards and a contemporary ensuite shower room, three further bedrooms and a bathroom.

OUTSIDE:

To the front there is driveway parking and a further gravelled area offering further parking space and leading to a **DOUBLE GARAGE** with an up and over door, power, light, loft storage and a personal door to the side. The secluded rear garden enjoys and outlook over trees and benefits from an attractive seating area adjacent to the house whilst the remainder is laid to lawn.

LOCATION:

The village of Anna Valley lies just to the south of Andover. The neighbouring villages of Upper/Goodworth Clatford and Abbots Ann, provide further amenities including public houses, well regarded village schools, shops and local churches. Andover offers a range of shopping, educational and recreational facilities including a college of further education, two golf courses, a theatre, cinema and leisure centre. The mainline railway station runs a direct line to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

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.

