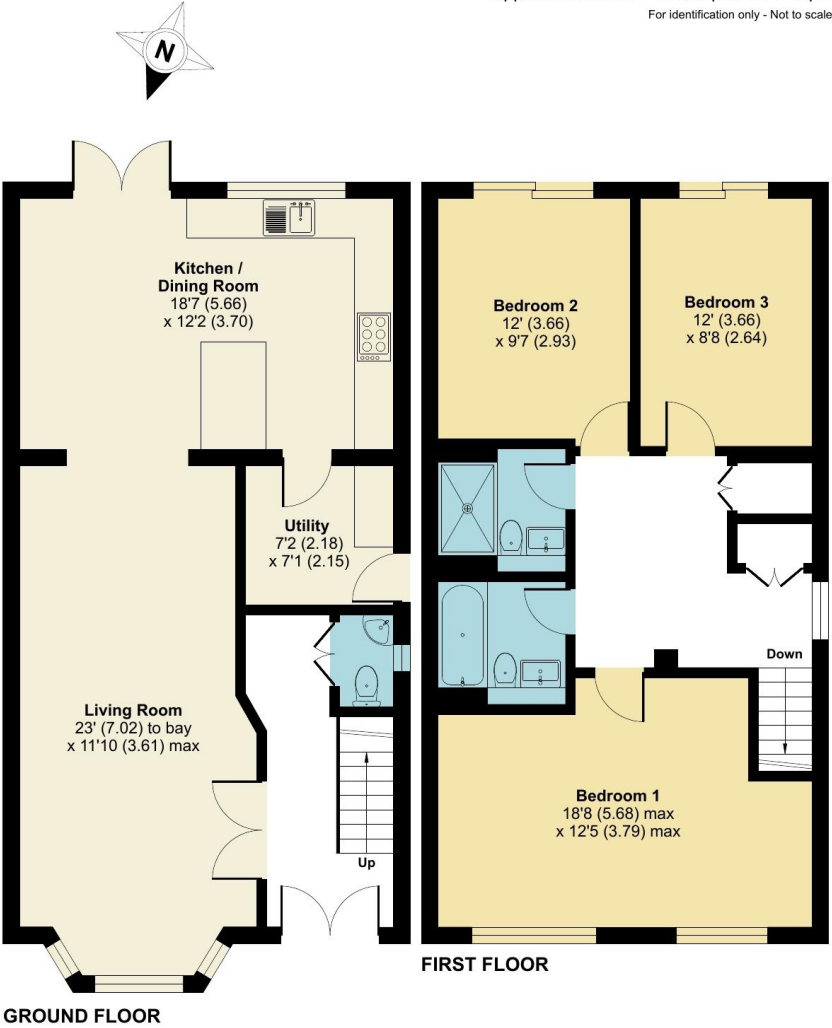
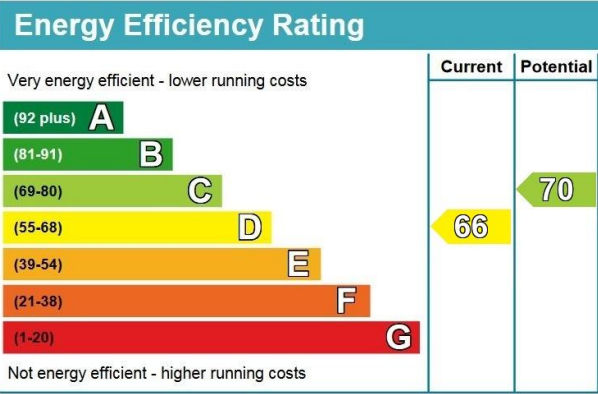


Farrs Avenue, Andover, SP10

Approximate Area = 1375 sq ft / 127.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2025. Produced for Austin Hawk Ltd. REF: 1317900



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.



Farrs Avenue, Andover

Guide Price £435,000 Freehold

- Entrance Hallway
- Open Plan Kitchen/Dining Room
- Cloakroom
- Bathroom & Separate Shower Room
- Driveway Parking
- Living Room
- Utility Room
- Three Double Bedrooms
- Solar Panels
- Proximity to Schools and Amenties





Constructed during the 1930s, this three-bedroomed detached house has a quiet location within one of Andover's most established residential areas. The property benefits from proximity to schools catering for all age groups as well as Andover's town centre amenities, whilst open countryside is also just a short distance away. A further benefit comes in the form of solar panels, owned by the property and which contribute to annual energy costs. The accommodation, well-presented throughout, comprises an entrance hallway, a living room with an open-plan theme through to a kitchen/dining room, a utility room, a cloakroom, three double bedrooms, a family bathroom and a separate shower room. Outside, the property frontage includes driveway parking for two vehicles, whilst to the rear is a good-sized, practical, mature garden.

The property frontage is mainly laid to driveway parking, recently upgraded with bonded gravel with retaining sleepers to one side forming attractive raised flower and herbaceous borders. There is gated side access to the rear of the property next to the front door, of solid oak and double opening into the entrance hallway. Engineered timber flooring flows from the hallway throughout the ground floor with the cloakroom utilising the space under the stairs. Internal, glazed double doors open into the living room, which has a bay window to the front and is home to a modern contemporary wood-burning stove, set on a granite hearth. The living room has an open-plan flow into the kitchen/dining room at the rear of the ground floor with French doors opening out to the rear garden from the dining room. The kitchen, with a window to the rear, includes a range of eye and base-level cupboards and drawers with granite worksurfaces over, a matching double-width peninsular which provides additional cupboards and drawers, an inset Belfast sink, a range-style cooker with a six-burner gas hob and electric ovens/grill below and an integrated dishwasher. The utility room is accessed from the kitchen and has an external door to the side of the property plus worksurfaces over space and plumbing for a washing machine and a tumble dryer, space for fridge freezers and a wall-mounted gas boiler.

The first-floor landing has a window to the side plus a built-in airing cupboard and separate walk-in storage cupboard. The master bedroom has windows to the front and includes extensive fitted wardrobe storage. Bedrooms two and three, both doubles, have a rear aspect with full-height glazing allowing natural light to flood in. There is a separate bathroom and shower room, both accessed from the first-floor landing. Outside to the rear is a good-sized, mature, practical garden with a patio area adjacent to the rear of the property, bordered by retaining sleepers with mature flower and herbaceous borders and an area of lawn plus a garden shed.

The location has much to offer, with the property located on Fars Avenue, which links Leigh Road with South View Gardens on the south side of Andover's town centre, which is just a short distance away. Also, nearby are pre-school, primary and secondary schools, as well as the historic Ladies Walk, which 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.

