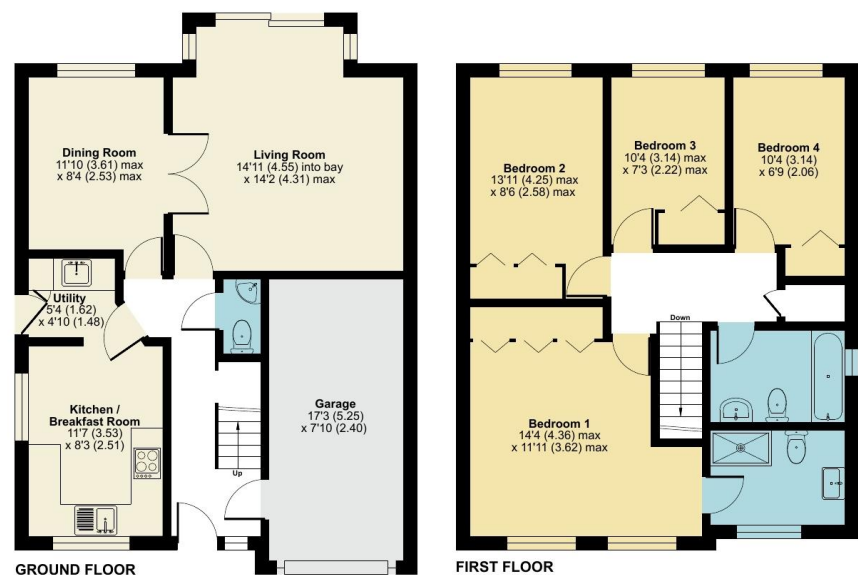
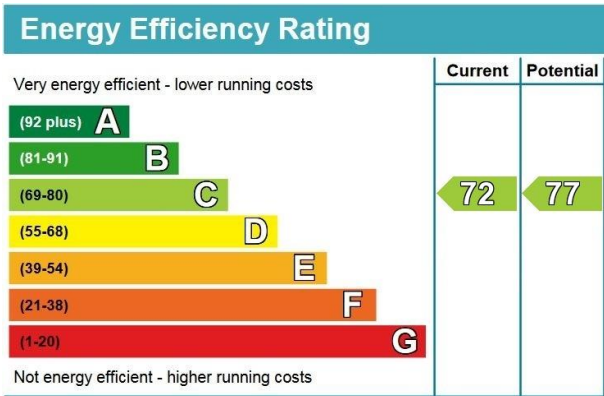


Pearman Drive, Andover, SP10

Approximate Area = 1167 sq ft / 108.4 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1309 sq ft / 121.5 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). © nichecom 2025. Produced for Austin Hawk Ltd. REF: 1321678.



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.



Pearman Drive, Andover, SP10 2SB

Guide Price £410,000 Freehold

- No Onward Chain
- Kitchen/Breakfast Room
- Dining Room
- Four Bedrooms
- Family Bathroom
- Entrance Hallway
- Sitting Room
- Utility
- Ensuite
- Driveway parking/Garage



DESCRIPTION:

Available to the property market with No Onward Chain, this four-bedroomed, detached house situated on the popular Winton Chase development would make the perfect family home. The property has proximity to pre-school, primary and secondary schools, a local convenience store, a public house and is also within a short distance of the town centre, as well as the historic Ladies Walk, which gives footpath access to open countryside and Harewood Forest beyond. The accommodation comprises a ground floor with an entrance hallway, a kitchen/breakfast room with an adjoining utility area, a cloakroom, a living room with double doors that flow through into the dining room. The first floor offers a master bedroom suite, three further bedrooms and a family bathroom. Outside there is driveway parking in front of the integral garage, whilst to the rear there is a south-facing, well-maintained, mature garden.

LOCATION:

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. Pearman Drive is located off Winton Chase, which can be found just off London Road, with good access to the town centre with the High Street under a mile away. Nearby is the historic Ladies Walk giving footpath access to open countryside, Harewood Forest and the Test Valley beyond. The location offers proximity to pre-school, primary and secondary education facilities, all very close by.

OUTSIDE:

The property frontage includes the tarmacadam driveway in front of the integral garage and a well-maintained small garden area with mature plants, whilst there is gated side access to one side of the property. The garage includes an up and over front door, power and lighting and also houses the consumer unit and a wall-mounted gas boiler. The driveway provides access to the front door of the property, under a canopy porch.

ENTRANCE HALLWAY:

Stairs to the first floor. Radiator. Glazed internal door to:

KITCHEN/BREAKFAST ROOM:

Also accessed from the entrance hallway. Window to the front and side. A range of eye and base level cupboards and drawers with work surfaces over and tiled splashback. Inset stainless steel sink with drainer, inset gas hob with extractor over and oven/grill below. Space and plumbing for a dishwasher and fridge freezer.

UTILITY ROOM:

External door to side. Base level cupboards and drawers with stainless steel sink. Space and plumbing for a washing machine.

CLOAKROOM:

Close-coupled WC, hand wash basin and a radiator.

SITTING ROOM:

Rear aspect and patio door to the rear. Electric fire place with marble hearth. Double doors through to:

DINING ROOM:

Rear aspect.

LANDING :

Door to built-in airing cupboard housing the hot water cylinder. Loft access. Doors to:

BEDROOM ONE:

Front aspect master bedroom. Mirrored bi-fold doors to built-in wardrobe storage.

ENSUITE:

Front aspect. Shower cubical, WC and vanity sink unit.

BEDROOM THREE:

Rear aspect. Mirrored bifold doors to built-in wardrobe storage. Radiator

BEDROOM FOUR:

Rear aspect. Mirrored bifold doors to built-in wardrobe storage. Radiator.

FAMILY BATHROOM:

Side aspect. Panelled bath with mixer shower attachment, WC, wash hand basin and radiator.

REAR GARDEN:

Patio adjacent to property stepping up to lawned area, surrounded by mature and well maintained shrubs and plants. Power point and outside tap with side gate access to driveway. There is also a rear gate with access to Lady' walk.

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

