

Rooksbury Mill Court, SP10

Approximate Gross Internal Area = 153.3 sq m / 1650 sq ft (excludes carport)

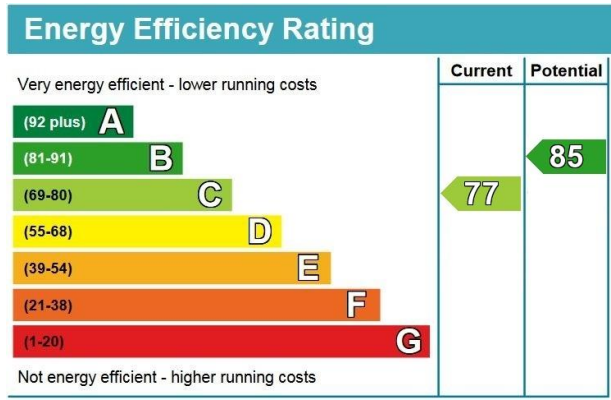


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Rooksbury Mill Court, Andover

Guide Price £650,000 Freehold



- Hallway
  - Dining Room & Study
  - Master Bedroom Suite
  - Bathroom
  - South Facing Garden
- Sitting Room
  - Kitchen/Breakfast Room
  - 2 Further Bedrooms
  - Car Port & Parking
  - Gated Access

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:** Located in an exclusive courtyard development, this barn conversion enjoys a waterside setting adjoining a nature reserve with two lakes fed by the River Anton. The well presented and spacious accommodation offers much character and benefits from solid wood doors throughout. To the ground floor there is a welcoming hallway with stairs to the first floor and doors to a study, dining room with wood burning stove, cloakroom/shower room and a kitchen/breakfast room with bi-fold doors to a stylish sitting room with a wood burning stove and French doors to the garden. The first floor benefits from a master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is a car port, further parking and an attractive south facing garden with a secluded seating area and gated access to the nature reserve.

**LOCATION:** Rooksbury Mill Court enjoys a lakeside setting tucked away at the end of an established residential road yet only approximately a mile level walk to the town centre. The nature reserve is noted for it's wildlife and lakeside walks. 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.

**ACCOMMODATION:** The hallway benefits from a vaulted ceiling and stairs to the first floor with an understairs cupboard. Doors open to the study, cloakroom/shower room and the double aspect dining room with a wood burning stove set on a brick hearth. The kitchen/breakfast room has French doors opening out to the garden, quartz work surfaces, an Aga and an island/breakfast bar. Bi-fold doors open into the sitting room with French doors to the garden, a media wall, panelled wall and a wood burning stove. To the first floor there is a master bedroom with a fitted wardrobe cupboard and ensuite shower room, two further bedrooms - both with fitted wardrobe cupboards and a family bathroom.

**OUTSIDE:** The south facing garden has a secluded patio area adjacent to the house with the remainder laid to lawn with mature flower and shrub borders. There is a summerhouse and gated access to the nature reserve. The private gated access into the courtyard leads to a parking space and the barn car port with a further space.

**TENURE & SERVICES:** Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There is a small charge for maintenance of the external areas of £40 p/a.

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.

