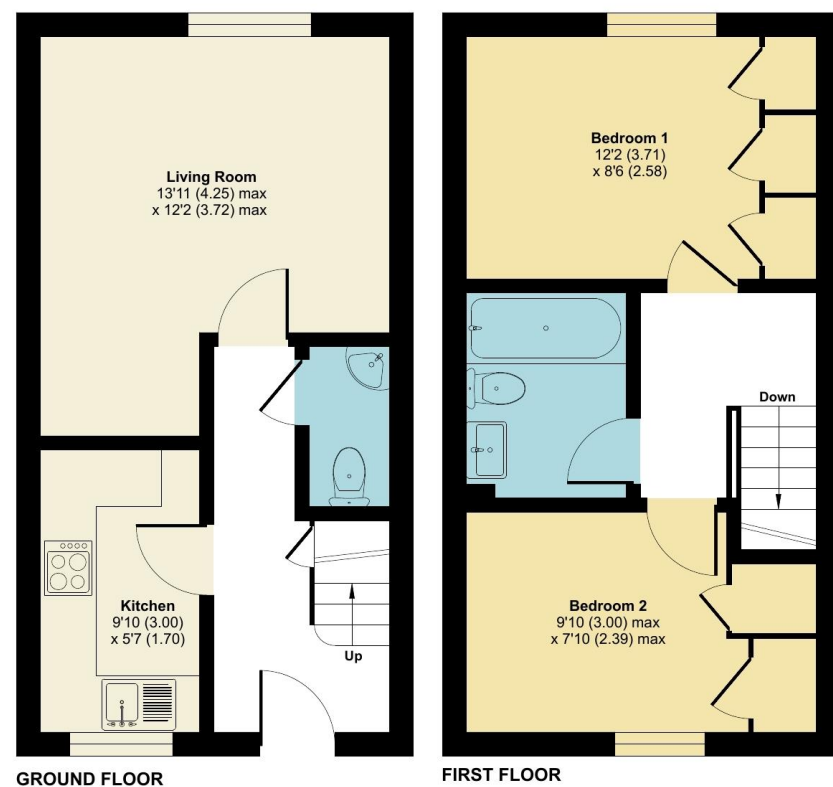


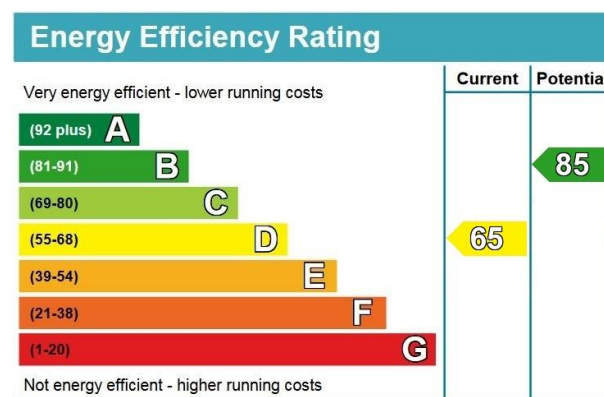


## Lodge Drive, Weyhill, Andover, SP11

Approximate Area = 592 sq ft / 54.9 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). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1331207



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.



Lodge Drive, Weyhill

Guide Price £225,000 Freehold

- No Onward Chain
- Kitchen
- Living/Dining Room
- Bathroom
- Attractive Communal Gardens
- Entrance Hallway
- Cloakroom
- Two Double Bedrooms
- Communal Parking
- Proximity to Local Amenities

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



**DESCRIPTION:** Available to the property market with No Onward Chain, this two-double-bedroomed, Mews-style property could provide the potential ideal first step onto the property ladder or investment opportunity. Tucked away amongst attractive, mature and well-maintained communal gardens in the heart of the village of Weyhill, just two and a half miles west of Andover, the property benefits from generous communal parking and proximity to both local amenities and the local transport network. The accommodation itself has recently been re-carpeted throughout and comprises an entrance hallway, a kitchen, a cloakroom, a living/dining room, two double bedrooms and a bathroom.

**LOCATION:** Famous for the site of the ancient Weyhill Fair, the village of Weyhill is located just two and a half miles west of Andover with Lodge Drive itself just off Red Post Lane, on the south side of the village, opposite the most recent Fairground site and St Michaels and All Angels church. Village amenities include a petrol station with a shop, a separate farm shop, a garden centre with a food hall and a restaurant and a renowned Indian restaurant. The Weyhill Fairground Site is now home to a Craft Centre with a number of bespoke and artisan retailers, plus a café and a village hall. 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.

**OUTSIDE:** A private driveway leads from the highway through attractive communal gardens to a private parking area. Within the Lodge Drive complex is a communal lawn, bin storage and clothes drying area. A footpath leads from the parking area, direct to the front door of the property, which is located at the end of a block-paved courtyard featuring mature shrubs, ornamental trees and a raised border to one side.

**ENTRANCE HALLWAY:** Stairs to the first floor. Low-level door to a built-in, understairs storage cupboard with consumer unit and electric meter. Wall-mounted electric heater.

**KITCHEN:** Window to the front. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, inset electric hob with extractor over and oven/grill below. Space and plumbing for a washing machine and space for a fridge freezer.

**CLOAKROOM:** Close coupled WC, hand wash basin and a wall-mounted electric fan heater.

**LIVING/DINING ROOM:** Sash window to the rear. Wall mounted electric storage heater.

**FIRST FLOOR LANDING:** Loft access. Doors to:

**BEDROOM ONE:** Double bedroom with a sash window to the rear. Wall to wall, fitted wardrobe storage. Wall mounted electric panel heater.

**BEDROOM TWO:** Double bedroom with a window the front. Door to a built-in wardrobe cupboard and door to a built-in, overstairs airing cupboard housing a hot water cylinder. Wall mounted electric heater.

**BATHROOM:** Half-tiled bath enclosure with a panelled bath and mixer shower attachment. Close-coupled WC, pedestal hand wash basin and an electric heated towel rail.

**TENURE:** Freehold. The freehold does include a covenant for an annual ground rent fee of £1200 payable towards the upkeep of the communal areas.

**SERVICES:** Mains water, drainage and electricity are connected. Heating via electric storage and electric independent heaters with hot water via an immersion utilising an "off-peak" tariff.

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.

