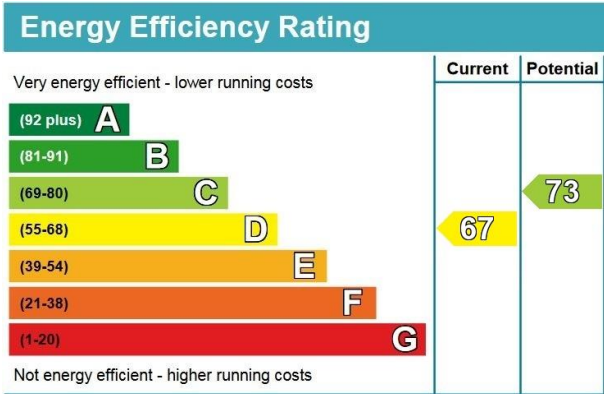


**Walnut Tree Ground, SP11**  
 Approximate Gross Internal Area = 95.6 sq m / 1030 sq ft  
 Approximate Garage Internal Area = 18.8 sq m / 203 sq ft  
 Approximate Total Internal Area = 114.4 sq m / 1233 sq ft



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



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.



**Walnut Tree Ground, Fyfield**      **Guide Price £299,950 Freehold**

- Hallway
- Living Room
- Utility Room
- Bathroom
- Workshop
- Cloakroom
- Kitchen/Dining Room
- 3 Bedrooms
- Rear Garden
- Rural Location

**DESCRIPTION:**

Austin Hawk are delighted to offer this terraced house occupying a peaceful location in the rural village of Fyfield. The spacious and well planned accommodation comprises hallway, cloakroom, a living room with French doors out to the garden, a kitchen/dining room with open plan access to a utility room, three double bedrooms and a bathroom. Outside there is a garden to the front with an outlook over countryside whilst to the rear there is an enclosed garden with a decked seating area, a bar with a covered seating area and a workshop. To the rear there is a paved area with double gates which could be used for parking.

**LOCATION:**

Fyfield is in a conservation area and is approximately four miles west of the market town of Andover, which offers a variety of shops, educational and recreational facilities as well as proximity to mainline railway station options in both Grateley and Andover, with a direct route to London's Waterloo in just over an hour. The A303 and A34 are close by, providing good road access to London, the West Country and routes both north and south. The well known horse trainer, Toby Balding, who trained Highland Wedding - a winner of the Grand National, has his stables in nearby Kimpton Down. The nearby village of Weyhill, famous for the site of the ancient Weyhill Fair, with local amenities including a petrol station with a shop, a separate farm shop, garden centre with food hall and 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.

**ACCOMMODATION:**

Canopy porch with front door into:

**HALLWAY:**

Stairs to first floor, shelved storage recess and doors to:

**CLOAKROOM:**

Window to front and WC.

**LIVING ROOM:**

French doors to rear garden and shelving to both sides of the chimney breast.

**KITCHEN/DINING ROOM:**

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset ceramic hob with extractor over and eye lelvel double oven. Space and plumbing for washing machine and dishwasher. Shelved storage, space for table and chairs. Open access to:

**UTILITY ROOM:**

Window and door to rear garden. Space for American style fridge/freezer, meter cupboard and coat hanging.

**FIRST FLOOR LANDING:**

Window to front. Loft access, shelved linen cupboard and doors to:

**BEDROOM 1:**

Window to rear and fitted wardrobe cupboard.

**BEDROOM 2:**

Window to front.

**BEDROOM 3:**

Window to rear and fitted wardrobe cupboard.

**BATHROOM:**

Window to front. Panelled bath with shower over, vanity shelf with wash hand basin and WC.

**OUTSIDE:**

Raised area of lawn and block paved area to front door.

**REAR GARDEN:**

Split level decked seating area adjacent to the house with an outside tap and electric socket. Steps lead down to two small areas of lawn where there is a bar and covered seating area. To the rear there is a timber shed/workshop and a paved area with double gates that could be used for off road parking.

**TENURE & SERVICES:**

Freehold. Mains water, drainage and electricity are connected. Oil fired central heating to radiators.

