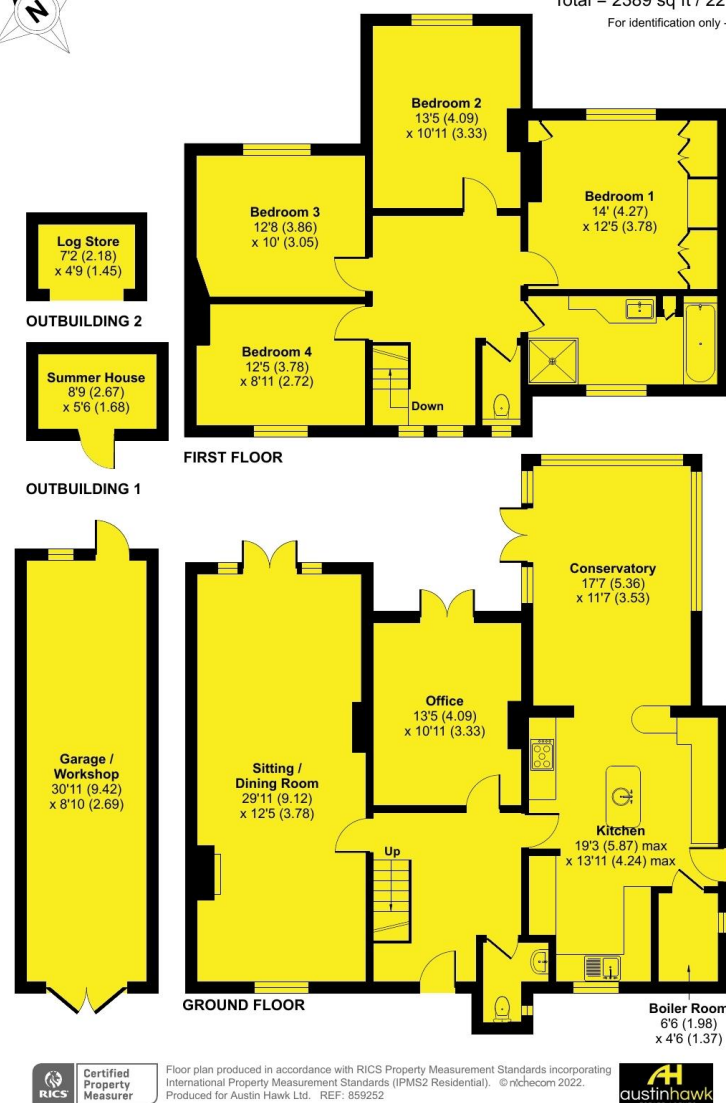




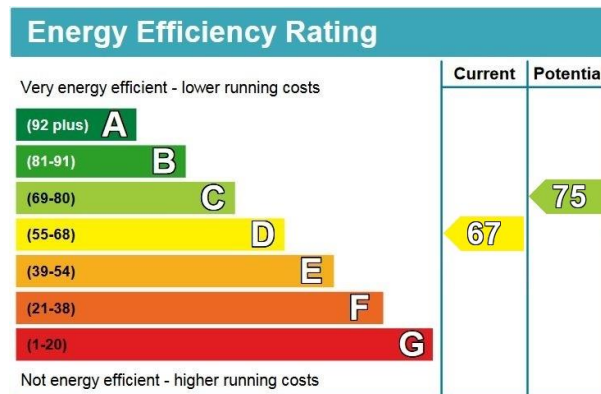
Winchester Road, Andover, SP10

Approximate Area = 2307 sq ft / 214.3 sq m (includes garage)
Outbuildings = 82 sq ft / 7.6 sq m
Total = 2389 sq ft / 221.9 sq m
For identification only - Not to scale



Winchester Road, Andover

Guide Price £730,000 Freehold



- Entrance Hall
- Conservatory
- Office
- Family Bathroom
- Garage/Workshop

- Kitchen/Breakfast Room
- Sitting/Dining Room
- 4 Double Bedrooms
- Generous Parking
- Large Rear Garden

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: Built in 1935, this substantial, detached, house is located in an elevated position along one of Andover's most prestigious roads and enjoys views to the rear across the Anton Valley with an outlook to the front over Andover golf course. The very well-presented accommodation has been upgraded by the current owners and comprises a generous, welcoming entrance hall, cloakroom, impressive modern kitchen/breakfast room flowing into a conservatory, double aspect sitting/dining room, office, four double bedrooms and a family bathroom. The loft offers potential to extend (subject to planning). To the front there is generous parking and turning space along with access to a large garage with power, light and mezzanine storage. To the rear there is a private, mature, good-sized garden with an attractive patio, steps down to an area of lawn along with a greenhouse, a vegetable plot and further outbuildings. The property is being sold with no onward chain.

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. Winchester Road can be found on the southern side of Andover and gives good access not only to the town centre but also open countryside with Rooksbury Mill Nature Reserve and the outlying Clatford villages a short distance away. Andover Golf Club can be found on Winchester Road with the Hampshire Golf Club a short distance further on as Winchester Road heads towards Stockbridge, Wherwell, Chilbolton and the River Test.

ACCOMMODATION: Covered porch with terracotta tiled floor and front door into spacious entrance hall with stairs to first floor.

CLOAKROOM: Window to side. Close coupled WC and wash hand basin.

KITCHEN/BREAKFAST ROOM: Good-sized open-plan kitchen/breakfast room with tiled flooring and zoned underfloor heating. Part glazed side door accessing a pathway to the side of the property and window to front. Range of eye and base level cupboards and drawers, with stone worksurfaces over plus full height storage units and pull-out larder. Inset Villeroy and Boch one and a half bowl sink and drainer. Multi fuel Range Cooker with gas hob, electric ovens/grill and extractor over. Island work area with inset sink and modern storage options plus power sockets. Plumbed in American style fridge freezer. Space and plumbing for dishwasher. Peninsula Breakfast bar. Door to Boiler Room housing a gas fired boiler (installed 2023) and unvented hot water cylinder, space and plumbing for washing machine and tumble drier, water softener and controls for central heating and underfloor heating. Consumer unit and gas meter.

CONSERVATORY: Open plan access from the kitchen. Tiled floor with zoned underfloor heating and French doors to patio.

SITTING/DINING ROOM: Window to front and French doors to patio and rear garden. The front aspect lends itself to sitting room space with wood burning stove inset into fireplace with slate hearth and oak mantle. The rear aspect offers a traditional dining room. Picture rails.

OFFICE: French doors to patio and rear garden. Laminate flooring.

FIRST FLOOR LANDING: Light and airy landing with windows to front.

BEDROOM 1: Large double bedroom with window to rear offering views to the west across the Anton Valley. Door to built in wardrobe cupboard and wall to wall bespoke oak wardrobe storage with shelving and drawers. Pelmet level storage above.

BEDROOM 2: Large double bedroom with window to rear also offering views to the west.

BEDROOM 3: Good-sized double bedroom with window to rear and views to the west

BEDROOM 4: Double bedroom with window to front and views across Winchester Road to the golf course.

FAMILY BATHROOM: Window to front. Tiled floor. Panelled bath with shower attachment. Shower cubicle and vanity unit with wash hand basin inset into granite vanity top. Plumbed in heated towel rail with timer controlled electric element for summer use. Loft access.

FIRST FLOOR CLOAKROOM: Window to front, tiled flooring and close coupled WC.

OUTSIDE: Vehicle access via remote control electric gates and pedestrian access via side gate. Driveway parking for up to six vehicles. Raised borders, modern post and rail fencing and Beech hedging to the front. Contemporary lighting on timer and dusk settings. Gated side access to the rear of the property. Side opening garage doors giving access to the front of the garage.

REAR GARDEN: Good-sized patio with outdoor lighting accessed via conservatory, office and dining room with steps leading down to a mature garden comprising lawn with borders, hedging and mature shrubs. A vegetable plot with two greenhouses sits at the far end of the garden which gently slopes away from the property. Also, within the rear garden can be found a wood store, garden furniture store, a decked pergola and also access to a covered storage area to one side of the property.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

