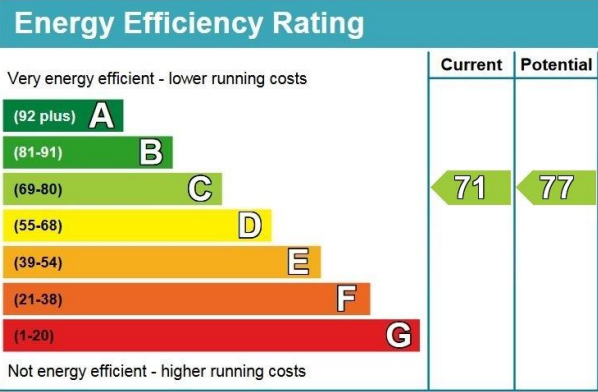


**Croye Close, SP10**  
Approximate Gross Internal Area = 211.3 sq m / 2274 sq ft  
Approximate Workshop Internal Area = 13.3 sq m / 144 sq ft  
Approximate Total Internal Area = 224.6 sq m / 2418 sq ft



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.



Croye Close, Andover      Guide Price £860,000 Freehold

- Entrance Hall
  - Office/Snug
  - Study
  - 3 Further Bedrooms
  - Generous Parking
- Living Room
  - Kitchen/Dining/Family Room
  - Master Bedroom Suite
  - Bathroom
  - Landscaped Garden





**DESCRIPTION:** Offered for sale with no onward chain, this stunning, detached, house is located in one of Andover's most sought after roads within walking distance of the railway station and town. The spacious accommodation has been extended and renovated by the current owners to a high standard and comprises entrance hall, double aspect living room, study, office/snug, a light and airy kitchen/dining/family room, utility room, cloakroom, master bedroom with ensuite bathroom, three further bedrooms and a luxury bathroom. To the front there is generous driveway parking whilst a particular feature of the property is the large, landscaped, garden with a walled patio, two sheds and a detached workshop.

**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.

**ACCOMMODATION:** Large open porch with front door into:

**ENTRANCE HALL:** Windows to front, stairs to first floor and doors to:

**LIVING ROOM:** Double aspect with feature open fireplace and parquet flooring.

**OFFICE/SNUG:** Double aspect.

**STUDY:** Window to front.

**KITCHEN/DINING/FAMILY ROOM:** Window to rear and lantern window. Range of eye and base level cupboards and drawers with granite work surfaces over and inset sink with drainer. Space for range style cooker with extractor over. Integral dishwasher, double fridge/freezer and microwave. Island with further cupboards, wine cooler and breakfast bar. Open access to **DINING AREA** with bi-fold doors to the garden, lantern window and **FAMILY AREA** with feature open fireplace.

**UTILITY ROOM:** Window and door to side. Cupboards with granite work surface over and inset stainless steel sink with drainer. Integral fridge/freezer and door to:

**CLOAKROOM:** Window to front. WC, wash hand basin and cupboard with wall mounted boiler and water softener.

**FIRST FLOOR LANDING:** Galleried landing with windows to front, access via a ladder to boarded loft and doors to:

**MASTER BEDROOM:** Window to rear. Fitted cupboards and drawers to both sides of the bed area, further range of fitted wardrobe cupboards and door to:

**ENSUITE BATHROOM:** Window to front. Free standing bath, double shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

**BEDROOM 2:** Double aspect.

**BEDROOM 3:** Window to rear and cupboard with vanity unit and wash hand basin.

**BEDROOM 4:** Window to front.

**BATHROOM:** Window to front. Free standing bath, double shower cubicle, vanity cupboards with wash hand basin and WC with concealed cistern. Heated towel rail.

**OUTSIDE:** To the front there is generous driveway parking with raised beds to the sides, a wooden store and an electric vehicle charging point. Corridor shed with light to one side and gated side access to:

**REAR GARDEN:** A particular feature of the property is the large, landscaped, garden with a walled patio area adjacent to the house extending to one side. Steps lead up to an area of lawn with mature shrubs, trees and a corner seating area. A path leads to two sheds and a detached **WORKSHOP** with new windows, power and light.

**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 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.

