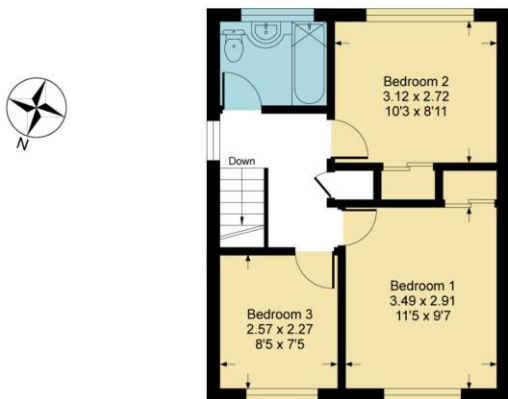


**Rectory Place, SP11**  
Approximate Gross Internal Area = 82.7 sq m / 891 sq ft  
Approximate Garage Internal Area = 12 sq m / 130 sq ft  
Approximate Total Internal Area = 94.7 sq m / 1021 sq ft

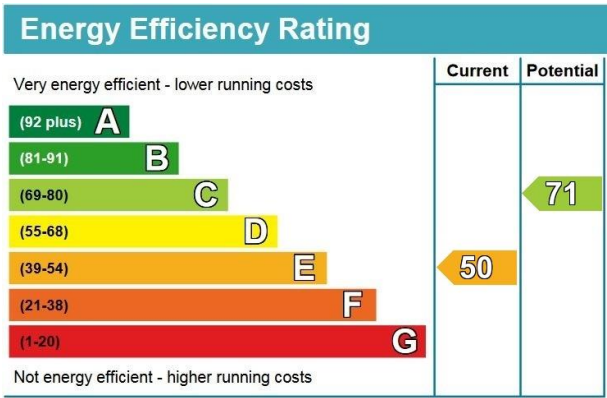


First Floor



Ground Floor

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.



**Rectory Place, Weyhill** **Guide Price £360,000 Freehold**

- Entrance Lobby
  - Dining Room
  - Utility & Cloakroom
  - Bathroom
  - Garage
- Living Room
  - Kitchen
  - 3 Bedrooms
  - Driveway Parking
  - Enclosed Garden



**DESCRIPTION:**

This detached house is tucked away in a cul-de-sac on the outskirts of Weyhill yet within easy reach of the amenities that the village offers. The accommodation comprises entrance lobby, living room with stairs to the first floor, a dining room, kitchen, utility room, cloakroom, three bedrooms and a bathroom. To the front there is driveway parking leading to a garage with gated access to the rear garden which is arranged on three levels with a patio and a shed.

**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 Rectory Place itself just off Rectory Lane in between 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, 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. 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:**

Front door into ENTRANCE LOBBY with door into:

**LIVING ROOM:**

Window to front. Feature fireplace with electric fire, stairs to first floor with understairs storage and open access to:

**DINING ROOM:**

Patio doors to the rear garden.

**KITCHEN:**

Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Freestanding cooker with double oven, space and plumbing for dishwasher and open access to:

**UTILITY ROOM:**

Door to rear garden. Space and plumbing for washing machine and tumble drier, space for fridge/freezer and door to:

**CLOAKROOM:**

Window to side. WC and wash hand basin.

**FIRST FLOOR LANDING:**

Window to side. Loft access and airing cupboard with hot water tank and shelving. Doors to:

**BEDROOM 1:**

Window to front and fitted wardrobe cupboard.

**BEDROOM 2:**

Window to rear and fitted wardrobe cupboard.

**BEDROOM 3:**

Window to front.

**BATHROOM:**

Window to rear. Panelled bath with shower over, vanity cupboards with wash hand basin and WC with concealed cistern. Mirror cupboard and electric towel rail.

**OUTSIDE:**

To the front there is an area of lawn and a block paved driveway offering parking and access to the **GARAGE** with up and over door, power, light and boarded storage. A side gate leads to:

**REAR GARDEN:**

Fully enclosed garden with a patio area adjacent to the house. Steps lead up to an area of lawn with a retaining wall and steps up to a further area of lawn with a shed.

**TENURE & SERVICES:**

Freehold. Mains water, drainage and electricity are connected. Heating via electric heaters.

