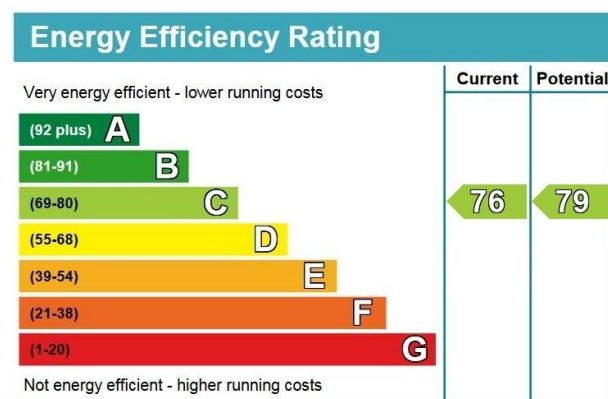


Blythe Close, SP11
 Approximate Gross Internal Area = 158.9 sq m / 1711 sq ft
 Approximate Garage Internal Area = 23.9 sq m / 258 sq ft
 Approximate Total Internal Area = 182.8 sq m / 1969 sq ft



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.



Blythe Close, Enham Alamein

Guide Price £700,000 Freehold

- Entrance Hall
- Living Room
- Utility Room
- Bathroom & Shower Room
- Double Garage
- Play Room & Office
- Kitchen/Dining Room
- 5 Bedrooms
- Generous Driveway Parking
- Attractive Garden

☎ 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



ACCOMMODATION:

This stunning detached house is located within a small development in the village of Enham Alamein and enjoys an outlook to the front over trees. The well presented accommodation, which has been extended by the current owners, comprises spacious entrance hall with stairs to the first floor, a cloakroom, play room, study, living room with bi-fold doors out to the garden and a wood burning stove, a superb kitchen/dining room with a roof lantern, a central island, extensive storage and a door to a utility room. Upstairs there is a generous landing leading to a master bedroom with a range of fitted wardrobe cupboards and an ensuite cloakroom, a second bedroom with an ensuite shower room, three further bedrooms - one which is used as a dressing room - and a four piece bathroom.

OUTSIDE:

To the front there is an attractive outlook over trees with fields beyond. A generous block paved driveway offers parking for five cars, an electric vehicle charging point, and leads to a double garage with gated access to an attractive rear garden which benefits from a sheltered seating area with an outside tap and power socket. The remainder is laid to lawn with a shrub bed and trees.

LOCATION:

The village of Enham Alamein benefits from having its own village shop, supplying locally sourced goods and includes a Post Office. There is also a charity shop with a café, set amongst a two-hundred-year-old walled garden. Local country pubs can be found a short distance away in various directions, whilst various public footpaths and byways offer access to open countryside, right on the doorstep of the property. Andover's town centre provides shopping, leisure and health facilities, with the mainline railway station giving London-bound commuters an hour's journey into Waterloo, along with the nearby A303 and A34 providing excellent road links in all directions. Enham Alamein is on a bus route that links both Andover and Newbury, while Andover's town centre can be reached within 20 minutes via dedicated countryside cycle routes.

TENURE & SERVICES:

Mains water, drainage, gas and electricity are connected. Hive controlled 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.

