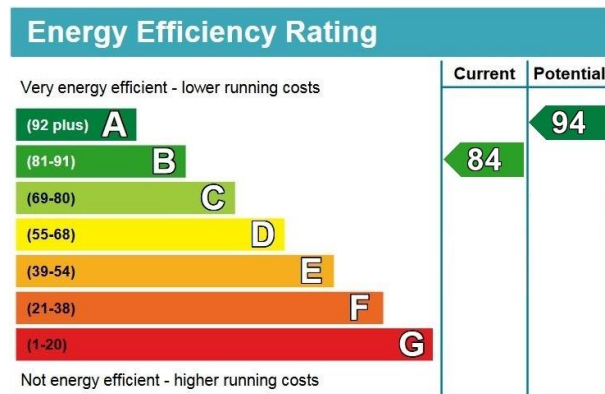


Cashmere Drive, SP11
Approximate Gross Internal Area = 104.2 sq m / 1122 sq ft
Approximate Garage Internal Area = 18 sq m / 194 sq ft
Approximate Total Internal Area = 122.2 sq m / 1316 sq ft



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.

AH
austinhawk
ESTATE AGENTS



Cashmere Drive, Andover

Guide Price £475,000 Freehold

- Entrance Hallway
- Cloakroom
- Master Bedroom Suite
- Family Bathroom
- Secluded Landscaped Garden
- Living Room
- Kitchen/Dining Room
- Three Further Double Bedrooms
- Garage & Driveway Parking
- Close to Amenities

☎ 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



DESCRIPTION: Constructed in 2022, this detached house is located in the heart of the popular Saxon Heights with easy access to schools, shops and countryside walks. Immaculately presented throughout, the deceptively spacious accommodation comprises an entrance hallway, a living room, a cloakroom, a kitchen/dining room with bi-fold doors opening out to the rear garden, a master bedroom with an ensuite shower room, three further double bedrooms and a family bathroom. To the front there is driveway parking for three cars leading to a garage with gated access to an attractive, landscaped and secluded garden with a patio and decked seating area.

LOCATION: Andover's town facilities are close by and offer 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. Calico Street links with both Merino Road and Chambray Road just off Smannell Road on the Saxon Heights development and has proximity to local amenities including schools, various retail outlets, supermarkets, a pharmacy, medical centre and a convenience store, whilst Anton Lakes Nature Reserve and Finkley Down Farm Park are also close by. The development borders open countryside and the nearby villages of Smannell, with its public house, and Enham Alamein, which has a village shop and a post office, are both less than a mile away.

ACCOMMODATION: Canopy porch with front door into:

ENTRANCE HALL: Stairs to the first floor with an understairs cupboard and recess space, further cupboard and doors to:

LIVING ROOM: Window to the front with plantation shutters. Media wall with recessed TV, contemporary electric fire and fitted shelving.

CLOAKROOM: WC and wash hand basin.

KITCHEN/DINING ROOM: Window to rear. Contemporary range of eye and base level cupboards and drawers with work surfaces over including matching upstands. Inset one and a half bowl stainless steel sink with drainer. Inset gas hob with a stainless-steel backsplash and an extractor over, built-in, eye-level double oven/grill, integrated dishwasher, washer/dryer and fridge/freezer. Cupboard housing a wall-mounted gas combi boiler and open access to a DINING AREA with bi-fold doors opening out to the rear garden.

FIRST FLOOR LANDING: Loft access and doors to:

MASTER BEDROOM: Window to the rear with plantation shutters. Feature decorative panelled wall and door to:

ENSUITE SHOWER ROOM: Shower cubicle, wash hand basin and WC.

BEDROOM 2: Window to front with plantation shutters.

BEDROOM 3: Window to rear with plantation shutters and fitted wardrobe cupboard.

BEDROOM 4: Window to front with plantation shutters and over-stairs storage cupboard.

BATHROOM: Panelled bath with shower attachment, wash hand basin and WC.

OUTSIDE: To the front there is an area of decorative pebbles with a path to the front door. The path continues and provides gated side access into the rear garden. A driveway at the side offers parking for three cars, access to the garage and an additional side gate also providing access into the rear garden.

REAR GARDEN: A good-sized, secluded garden which has been fully landscaped by the current vendors to give a modern, contemporary theme throughout. Patio area adjacent to the house with then a mix of decorative pebbled hardstanding and paving covering an area to one side of the garden and including a water feature, leading to an attractive decked seating area with a pergola. The rear garden wraps around one side of the property where there is an additional area of decorative pebbled hard standing and further paving that would be ideal to house a garden shed. Garden lighting throughout. External tap.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an estate charge.

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.

