

Old Winton Road, SP10
Approximate Gross Internal Area = 92.3 sq m / 994 sq ft

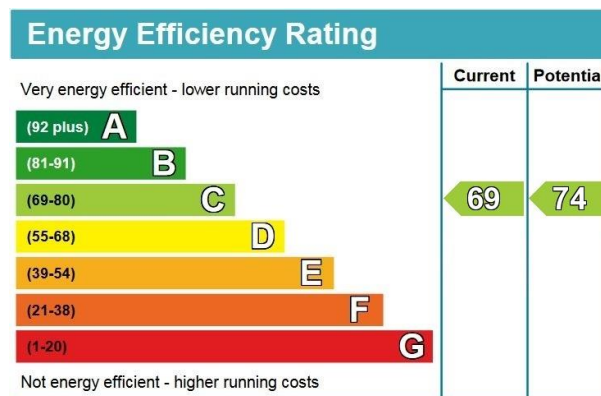


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



Old Winton Road, Andover

Guide Price £385,000 Freehold



- Detached Edwardian House
- Living Room & Dining Room
- Kitchen/Breakfast Room
- Bathroom
- Practical Rear Garden
- Entrance Hallway
- Cloakroom & Utility Room
- Three Bedrooms
- Driveway Parking
- Close to Amenities & Open Countryside

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.



Perfectly positioned with an elevated outlook to the rear over Andover's Golf Course, this characterful Edwardian detached house maintains an excellent balance between period charm and modern living. The property benefits from a popular location close to not only schools catering for all age groups, but also numerous local and town centre amenities along with open countryside which is literally on the doorstep. The accommodation itself, extended in 2007, comprises a ground floor with an entrance hallway, a front-aspect living room, a cloakroom, a dining room complete with a wood-burning stove, a study, a light and airy kitchen/breakfast room and utility room. The first floor provides a master bedroom with far-reaching views over the golf course, along with two further bedrooms and a bathroom. All three bedrooms have built-in or fitted wardrobe storage. Outside, there is driveway parking to the front and a practical rear garden with an elevated decked seating area and an outdoor bar with power and lighting alongside a patio seating area.

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. Old Winton Road can be found on the southern side of Andover off Winchester Road and has its own convenience store and also benefits from being on a town centre bus route. The location provides good access not only to the town centre but also open countryside with the start of the historic Ladies Walk just a few metres from the property. Rooksbury Mill Nature Reserve, Harewood Forest and the outlying Clatford villages are all a short distance away also, with Andover Golf Club located on Winchester Road and the Hampshire Golf Club a short distance further on as Winchester Road heads towards Wherwell and Chilbolton with the Test Valley and the small town of Stockbridge beyond. Stockbridge straddles the River Test which flows through its High Street and offers an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

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.

