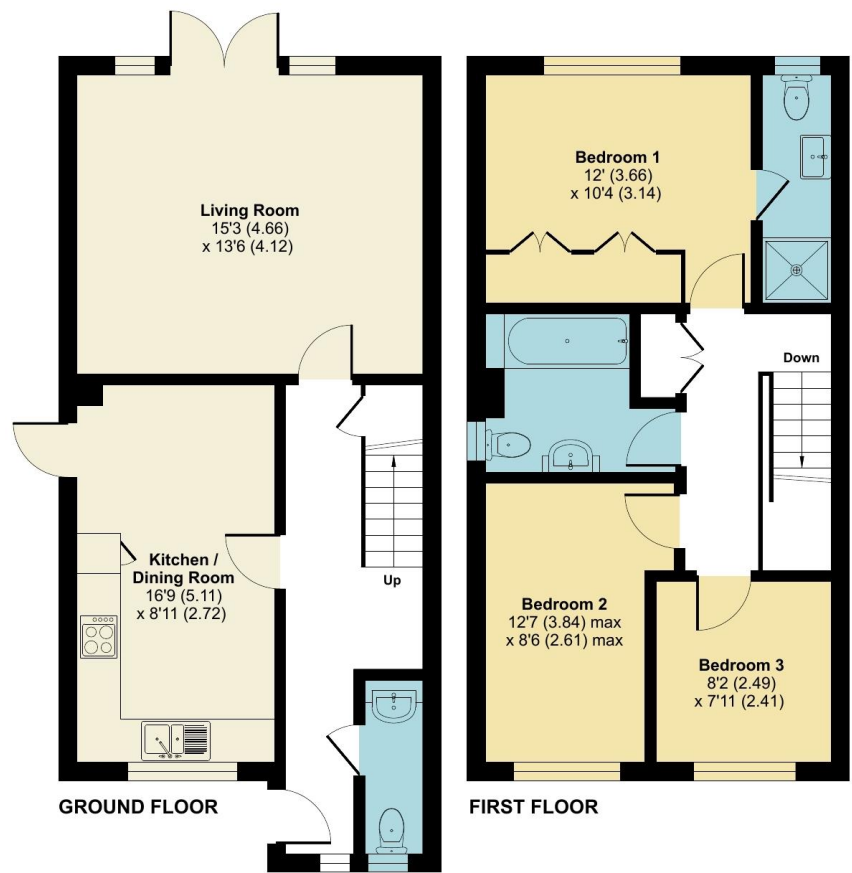
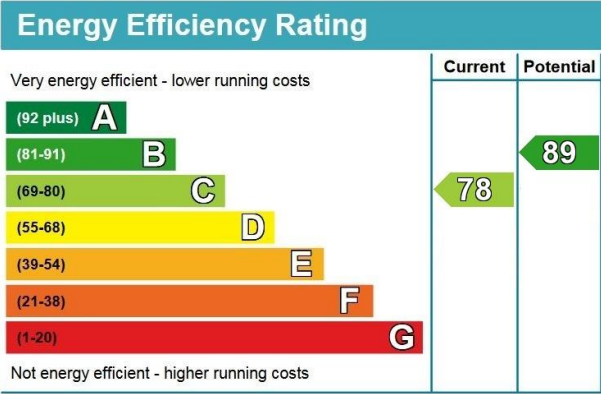


Old Down Mews, Andover, SP10

Approximate Area = 995 sq ft / 92.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2025. Produced for Austin Hawk Ltd. REF: 1355146



Old Down Mews, Andover Guide Price £330,000 Freehold

- Hallway
- Kitchen/Dining Room
- Master Bedroom
- 2 Further Bedrooms
- Driveway Parking
- Cloakroom
- Living Room
- Ensuite Shower Room
- Bathroom
- Secluded Garden

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.



DESCRIPTION:

Nestled on a private road of just six homes, this attractive semi-detached house enjoys a sought-after residential setting within easy reach of the railway station and local amenities. The ground floor offers a welcoming entrance hall with stairs to the first floor and a useful understairs storage cupboard, a cloakroom, a well-appointed kitchen with integral appliances, and a bright dining area. A generous living room completes the layout, featuring French doors that open directly onto the garden. Upstairs, the landing leads to a spacious master bedroom with an en-suite shower room and fitted wardrobe cupboards, two further bedrooms, and a family bathroom. Externally, the property benefits from off-road parking for two vehicles at the front, while the rear garden offers a good degree of privacy, complete with a patio adjoining the house and a decked seating area at the far end—perfect for relaxing or entertaining.

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.

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.

