



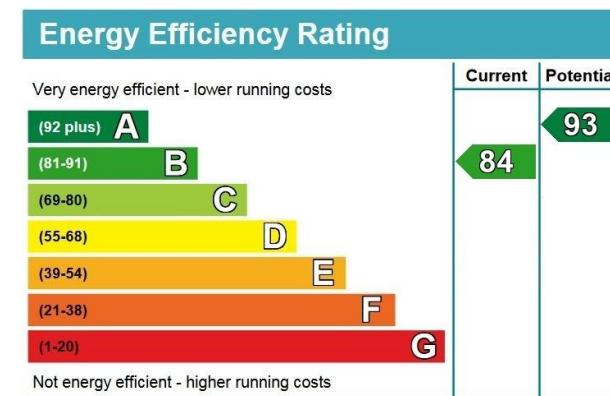
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Produced for Austin Hawk Ltd



**Cashmere Drive, Andover**

**Guide Price £390,000 Freehold**



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.

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Deceptively spacious throughout thanks to an intelligent layout, this four-double-bedded, detached house was constructed in 2019 and includes the remainder of its NHBC warranty. The property benefits from driveway parking to the front of a garage located alongside the property and a location with proximity to numerous local amenities. Well-presented throughout, the accommodation is arranged over three floors and comprises a ground floor with an entrance hallway which includes built-in storage, a kitchen/breakfast room, a cloakroom and a living room. The first floor provides two double bedrooms and a family bathroom, with the stairwell return to the second floor, currently utilised as a home office. The second floor itself is home to the master bedroom suite, a further double bedroom serviced by an additional shower room. Outside to the rear is a practical, low-maintenance garden.

Located near the Fuller Way end of Cashmere Drive, the property's frontage is made up of a landscaped, low-maintenance front garden with a path leading to the front door, under a canopy porch. A block-paved driveway located on one side of the property leads directly to the garage with an up and over door and includes power and lighting. The entrance hallway benefits from a generous built-in storage cupboard with access to the rear-aspect living room, which includes French doors leading out to the rear garden. The front-aspect kitchen/breakfast room features a range of eye and base-level cupboards and drawers with worksurfaces over and matching upstands, gas hob with glass splashback, built-in, eye-level double ovens/grill and integrated fridge/freezer, dishwasher and washing machine. The cloakroom is located on the ground floor, with the first floor featuring the largest double bedroom with a rear aspect and a smaller double bedroom with a window to the front, both either side of the family bathroom.

A light and airy stairwell return on the first floor landing is currently utilised as an office area, with a window to the front and stairs then leading up to the second floor. There are two double bedrooms on the second floor, the master with a rear-aspect and ensuite shower room, plus an additional, good-sized, dual-aspect double. Off of the second-floor landing is a further shower room and an airing cupboard housing an unvented hot water cylinder. Outside to the rear, the practical, low-maintenance garden is mainly laid to lawn and enclosed by brick walls and includes a covered patio seating area adjacent to the rear of the property. There is gated side access to the driveway.

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. Cashmere Drive links Fuller Way with Dairy Road just off Smannell Road on the Saxon Heights development and has proximity to local amenities including schools, various retail outlets, supermarkets, a pharmacy, a 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. For those with green fingers, an area of allotment gardens is available just off Cashmere Drive, with residents able to apply to rent an allotment via Andover Town Council.

