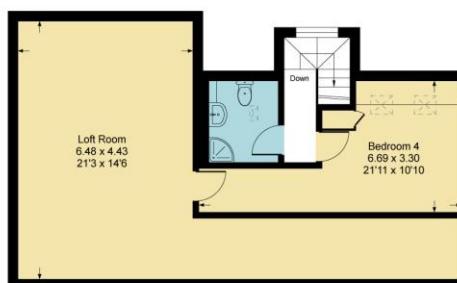


Hatherden Lane, SP11

Approximate Gross Internal Area = 197.3 sq m / 2124 sq ft (excludes carport)
Approximate Garage Internal Area = 13.2 sq m / 143 sq ft
Approximate Total Internal Area = 210.5 sq m / 2267 sq ft



First Floor



Ground Floor

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.

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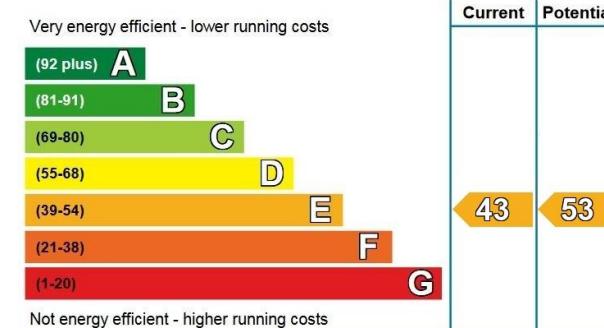


Hatherden Lane, Hatherden

Guide Price £625,000 Freehold



Energy Efficiency Rating



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.

01264 350 508 @ info@austinhawk.co.uk e www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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Deceptively spacious and occupying a position within a tranquil, rural setting in the heart of the village of Hatherden, Kapala is a bespoke, extended four-double-bedroomed, detached bungalow that benefits from a very practical loft conversion. The property is surrounded by rolling farmland and further benefits from generous parking which includes a car port in front of an attached garage. Well-presented throughout, the accommodation comprises a hallway, a cosy, dual-aspect living room complete with a wood-burning stove, a good-sized, light and airy kitchen, a separate dining room, three ground-floor double bedrooms, one of which is currently used as a study and a utility room. A spiral staircase provides access to the loft conversion, which is arranged with a double bedroom and a shower room plus access to a spacious loft room. Outside, there are mature, practical gardens to both the front and the rear.

Set back from the road and slightly elevated, the property frontage comprises a block paved driveway to one side of an area of lawn with mature flower and shrub borders. Part of the driveway includes the car port, which is directly in front of the attached garage, complete with an electric roller door. The driveway also leads to the front door, which opens into the hallway with to one side, the dual-aspect living room and its wood-burning stove set within an original open fireplace recess, on a granite hearth. The living room has views to the front over open farmland, as does the master bedroom, which is on the opposite side of the hallway. Further along the hallway is the second bedroom, which has a side aspect, along with the third bedroom, which is currently used as a study. A door leads from this study/bedroom three into the utility room with space and plumbing for washing appliances. To the rear of the hallway is the ground floor shower room with a double walk-in shower enclosure. The dining room, also with a dual aspect, includes parquet flooring and French doors opening into the rear garden. A door leads from the dining room into the expansive kitchen, light and airy throughout thanks to a roof lantern and its own dual aspect with windows to the rear and the side, plus an external door opening into the rear garden. The kitchen features attractive Jersey Limestone flooring and an extensive range of eye and base-level cupboards and drawers with contrasting worksurfaces and matching upstands, a matching island, a ceramic sink and drainer, ceramic hob and glass splashback, a built-in, eye-level oven/grill and combination oven plus space and plumbing for a dishwasher and space for an American style fridge freezer. An external door leads to a covered passageway alongside the attached garage which has a personal side door for internal access and a door with gated access to the driveway.

A spiral staircase leads up from the hallway to the converted loft space which comprises a double bedroom with Velux windows to the rear, taking in views over bordering farmland. Alongside the bedroom is a shower room complete with WC, vanity hand wash basin and a heated towel rail. The loft room, which is fully boarded, is accessed from a door at one end of the first-floor bedroom. The rear garden includes a patio that wraps around the rear of the property, framed by low-level retaining walls with steps up to an area of lawn with mature flower and gravelled borders. A path leads to a greenhouse and a garden shed, whilst there is also a gated side path allowing access to the front garden.

The property can be found on Hatherden Lane in the centre of the village of Hatherden, between the Old Bell & Crown public house and Christ church, three and a half miles north of Andover and on the southern edge of the North Wessex Downs National Landscape. The village of Hatherden is within the civil parish of Tangle, along with the neighbouring village of Wildhern and the hamlet of Charlton Down. Parish facilities include a village hall, sports pitches and The Fox Inn, as well as access to numerous public footpaths that allow exploration of the surrounding countryside. Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and a leisure centre. The nearby A303 offers good road access to both London and the West Country, with the location lending itself perfectly to those who might need to commute into London via the train with a choice of available mainline stations within less than a half-hour drive (Great Bedwyn and Hungerford into Paddington in less than an hour or Andover into Waterloo in just over an hour).

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.

