



Old Winton Road, Andover

Guide Price £579,950 Freehold

- Hallway & Cloakroom
 - Sitting/Dining Room
 - Kitchen/Breakfast Room
 - 3 Further Bedrooms
 - Garage, Car Port & Parking
- Study
 - Garden Room
 - Master Bedroom Suite
 - Bathroom
 - Delightful Gardens

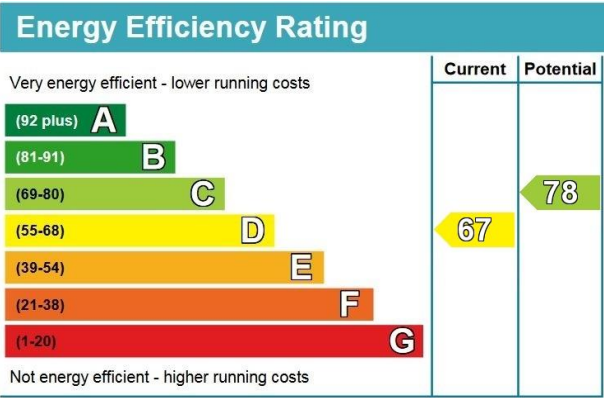


Total area: approx. 139.7 sq. metres (1503.4 sq. feet)

AUSTIN HAWK - ANDOVERS ESTAS AWARD WINNING ESTATE AGENT - AS VOTED FOR BY HOME SELLERS AND BUYERS

Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

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Plan produced using PlanUp.



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: Austin Hawk are delighted to offer this characterful house occupying a tucked away location at the end of a private drive yet within walking distance of the town centre. The accommodation comprises hallway, cloakroom, study, L shaped sitting/dining room, garden room, kitchen/breakfast room, master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is a garage and a car port leading to a gravelled area offering generous parking and turning. There is a garden to the front whilst the delightful and secluded rear garden is a particular feature of the property.

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.

ACCOMMODATION: Front door into:

HALLWAY: Stairs to first floor, cloaks cupboard and doors to:

CLOAKROOM: Window to side. Low level WC and wash hand basin. Space and plumbing for washing machine.

STUDY: Window to front and fitted cupboard with shelving.

SITTING/DINING ROOM: L shaped room with windows to side and rear. Brick open fireplace and bi-fold doors to:

GARDEN ROOM: Double aspect with doors to garden.

KITCHEN/BREAKFAST ROOM: Double aspect with door to front. Range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for dishwasher, space for fridge/freezer and space for table and chairs with window overlooking the garden.

FIRST FLOOR: Split landing with windows to front and side. Airing cupboard with hot water tank and shelving. Doors to:

MASTER BEDROOM: Window to rear with door to BALCONY overlooking the garden. Fitted shelving and hanging rail. Door to:

ENSUITE SHOWER ROOM: Window to rear. Shower cubicle, wash hand basin and low level WC. Heated towel rail.

BEDROOM 2: Window to side. Loft access and fitted shelving and hanging rail.

BEDROOM 3: Double aspect with fitted wardrobe cupboard.

BEDROOM 4: Window to rear and fitted wardrobe cupboard.

BATHROOM: Window to side. Panelled bath with hand held shower attachment, wash hand basin and low level WC. Heated towel rail.

OUTSIDE: The house is approached via a private driveway leading to a GARAGE, CAR PORT and SHED. A large gravelled area for parking and turning is accessed through the car port. The remainder of the front garden comprises an area of lawn, numerous trees and shrubs, a path to the front door and access at both sides of the property to:

REAR GARDEN: The large, attractive and secluded garden is a particular feature of the property. A patio area adjacent to the house leads to an area of lawn with trees and well stocked shrub borders. There is a fish pond with a circular path to the side leading to a further area with a vegetable plot.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

