



Total area: approx. 308.5 sq. metres (3320.5 sq. feet)
ANDOVERS AWARD WINNING ESTATE AGENT - AS VOTED FOR BY HOME SELLERS AND BUYERS
 Plan for illustration only. Windows and doors are approximate. White care is taken preparing the plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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**ANDOVERS AWARD
WINNING ESTATE AGENT**



Newbury Street , Andover

**Offers in Excess of £800,000
Freehold**



- Entrance Hall
- Kitchen/Breakfast Room
- Garden Room
- Bathroom & Shower Room
- Walled Garden

- 2 Reception Rooms
- Utility/Cloakroom
- 5 Bedrooms
- Basement Living Space
- Private Parking

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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DESCRIPTION:

Austin Hawk are delighted to offer this impressive Regency style Grade II listed house built in 1845 and occupying a unique town centre location. The spacious accommodation is arranged on three floors and many period features have been retained including an elegant curved staircase, ornate cornicing and ceiling roses, cast iron fireplaces in all the bedrooms, original sash windows, a feature glazed cupola, exposed floorboards and an internal well. The attractive, walled, garden offers a private area of tranquillity whilst there is also the benefit of a gated parking area located to the rear.

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. Priory Lodge is one of the few remaining residential historic buildings in the town centre and enjoys a view to the front over the picturesque St Mary's church.

GROUND FLOOR:

A front door leads into a grand but welcoming entrance hall with an elegant curved staircase leading to the first floor and stairs down to the basement area. The well proportioned drawing room boasts a marble fireplace with ornate hearth tiles and a multi-fuel burner with shuttered sash windows opening to the front. The dining room has a stylish fireplace with a log burner, elegant full height windows to the rear and bi-fold doors leading through to the kitchen/breakfast room which can be left open to create an ideal entertaining area. A traditional hand made kitchen is fitted with Shaker style cupboards and drawers, including an island, a Butlers sink, a Rangemaster cooker and wooden work surfaces. Glazed double doors lead out to the triple aspect south facing garden room with a stone floor and views of the garden.

FIRST FLOOR:

The first floor landing is dominated by a stunning cupola which illuminates the area with natural light and leads to four generously sized bedrooms which all have feature cast iron fireplaces, sash windows and wooden floorboards. There is a well appointed, double aspect, bathroom with a claw foot bath and a separate shower room.

BASEMENT:

This offers complete accommodation and would be ideal for teenagers, guests or as further living space. The stairs lead down to an office area with a fitted desk, shelving and a stone floor. Doors from here lead to a second kitchen with a gas fired Aga and a glass covered well.. There is also a double bedroom, bathroom and two generous storage cupboards/rooms with power and light.

OUTSIDE:

The property is accessed through wrought iron gates with a path to the front door and is enclosed by shrubs. A side gate leads to the rear garden via a paved area with a fitted shed with power and a log store. The attractive walled garden has been designed to complement the house and benefits from a good sized paved, seating area leading to an area of lawn with shrub borders and trees. A path at the side leads through to a discreet covered area offering generous parking for two cars and is secured by double gates to the rear.

TENURE & SERVICES:

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

