



Total area: approx. 229.4 sq. metres (2468.8 sq. feet)
ANDOVERS AWARDS WINNING ESTATE AGENT - AS VOTED FOR BY HOME SELLERS AND BUYERS
Plan for illustration only. Windows and doors are approximate. Whilst care is taken in preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICK guidelines.
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The Pines, The Avenue, Andover

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



- Entrance Hall
- Sitting Room
- Sun Lounge
- Generous Parking
- Almost 1 Acre Plot

- Kitchen & Utility
- Dining Room
- 4 Bedrooms
- 2 Garages
- No Onward Chain

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 detached house which comes to the market for the first time since being designed and built in 1952. The property is located along a tree-lined private drive in a residential area of special character and is conveniently located for the railway station. The accommodation offers scope for improvement and comprises porch, entrance hall, shower room, kitchen, utility room, sitting room, large dining room, sun lounge, four bedrooms and a bathroom. Outside there is generous driveway parking leading to two garages. The garden is a particular feature of the property and extends to just under an acre. No onward chain.

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 line 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: Large Porch with windows to front and side, decorative tiled floor and door to:

ENTRANCE HALL: Extensive cloaks/storage cupboards, stairs to first floor and doors to:

SHOWER ROOM: Window to front. Shower cubicle, wash hand basin, low level WC and heated towel rail.

KITCHEN: Window to rear. Range and eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Electric cooker, space for fridge freezer and door to:

UTILITY ROOM: Window to rear and door to patio. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink and drainer. Walk in larder, door to front, door to garage and door to WC.

SITTING ROOM: Windows to front and side. Feature brick open fireplace and open plan to:

DINING ROOM: Large dining room with windows to three sides and door to:

SUN LOUNGE: Patio doors to front overlooking the large fish pond.

FIRST FLOOR LANDING: Window to front. Loft access with pull down ladder, airing cupboard with hot water tank and shelving. Doors to:

BEDROOM 1: Window to side, two fitted wardrobe cupboards with central dressing table.

BEDROOM 2: Double aspect with fitted wardrobe cupboard and wash hand basin.

BEDROOM 3: Double aspect with fitted wardrobe cupboard.

BEDROOM 4: Window to front.

BATHROOM: Window to rear. Panelled bath with shower over, wash hand basin, low level WC and heated towel rail.

OUTSIDE: To the front of the property there is a driveway offering generous parking and turning leading to two garages with wooden doors.

GARDEN: The grounds are a particular feature of the property, extending mainly to the front and side and measuring just under one acre in size. There is a secluded patio adjacent to the rear of the house with a brick wine store and an additional seating area with a pergola to the front of the sun lounge. The remainder of the grounds are mainly laid to lawn with an abundance of mature trees, shrubs and flower beds. There are two ponds, a wooden store and a greenhouse.

TENURE & SERVICES: Freehold. Mains water, drainage and electricity are connected. Oil fired central heating to radiators. There is a yearly payment of £250 for the upkeep of the private road.

