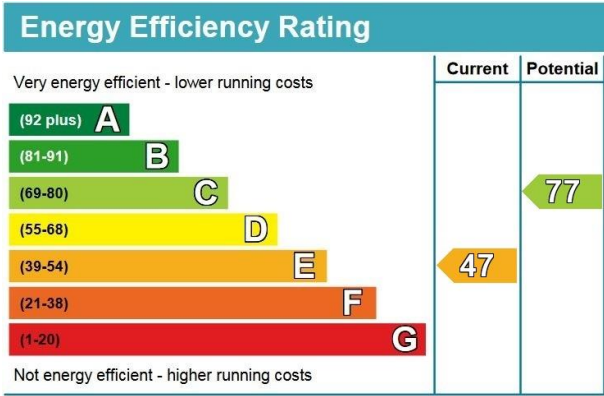




Grange Close, Fyfield

Guide Price £395,000 Freehold



- Entrance Hall

• Study

• Kitchen/Breakfast Room

• 3 Further Bedrooms

• Garage & Parking
- Living Room

• Dining Room

• Master Bedroom Suite

• Bathroom

• Stunning Garden

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: This extended detached home is perfectly positioned on a generous corner plot within a peaceful cul-de-sac, offering stunning rear views over open fields. Boasting spacious and well-appointed accommodation, the property features an inviting entrance hall, a convenient cloakroom, a study, and a bright and airy living room leading to a separate dining room. The well-equipped kitchen/breakfast room provides an ideal space for family gatherings, while upstairs, the master bedroom benefits from an en-suite shower room, accompanied by three further good-sized bedrooms and a family bathroom. Externally, the home offers an integral garage, a driveway with parking for two cars, and a particularly impressive large, mature garden, perfect for outdoor enjoyment and relaxation.

LOCATION: Fyfield is in a conservation area and is approximately four miles west of the market town of Andover, which offers a variety of shops, educational and recreational facilities as well as proximity to mainline railway station options in both Grateley and Andover, with a direct route to London's Waterloo in just over an hour. The A303 and A34 are close by, providing good road access to London, the West Country and routes both north and south. The well known horse trainer, Toby Balding, who trained Highland Wedding - a winner of the Grand National, has his stables in nearby Kimpton Down. The nearby village of Weyhill, famous for the site of the ancient Weyhill Fair, with local amenities including a petrol station with a shop, a separate farm shop, garden centre with food hall and restaurant and a renowned Indian restaurant. The Weyhill Fairground Site is now home to a Craft Centre with a number of bespoke and artisan retailers, plus a café and a village hall.

ACCOMMODATION: Front door into:

ENTRANCE HALL: Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM: Window to front. WC and wash hand basin. Space and plumbing for washing machine, coat hanging and shelving.

STUDY: Window to front and internal door to garage.

LIVING ROOM: Patio doors to garden. Stone hearth with multi fuel fire and open access to:

DINING ROOM: Double aspect with glazed door to:

KITCHEN/BREAKFAST ROOM: Window to rear and side door to garden. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and oven below. Integral dishwasher, fitted pantry with shelving and space for fridge.

FIRST FLOOR LANDING: Window to side. Shelved linen cupboard and doors to:

MASTER BEDROOM: Window to front. Fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM: Window to rear. Shower cubicle, wash hand basin and WC.

BEDROOM 2: Window to rear and fitted wardrobe cupboard.

BEDROOM 3: Window to rear and loft access.

BEDROOM 4: Window to front.

BATHROOM: Window to front. Panelled bath with shower attachment, vanity unit with wash hand basin and WC. Heated towel rail.

OUTSIDE: To the front there is parking for two cars, gated access to the rear garden and access to:

GARAGE: Integral garage with up and over door, personal door to the front, power, light and floor standing oil fired boiler.

REAR GARDEN: Large garden with a stunning view to the rear over fields. Mainly laid to lawn with mature shrubs, trees, flower beds, two sheds and a greenhouse. There is a patio area adjacent to the house and a fruit/vegetable plot to the rear.

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

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.

