



1 The Rank, Weyhill, Andover, SP11 0PT
Asking Price £270,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This charming two-bedroom terraced home effortlessly combines period character with modern-day comfort, making it a truly appealing choice for a wide range of buyers. Carefully maintained and beautifully presented, the property enjoys a thoughtful layout designed for both relaxation and practicality.

On the ground floor, the stylish kitchen is fitted with a range of contemporary units and integrated appliances, providing a functional yet elegant space that will suit both keen cooks and those who enjoy easy, everyday living. The inviting lounge, with its feature log-burning stove, creates the perfect atmosphere for cosy evenings with family or friends, while the additional reception room serves as a versatile office, playroom, or hobby space—ideal for today's flexible lifestyles. Upstairs, two generously sized double bedrooms provide comfortable retreats, complemented by a luxurious and modern bathroom finished to a high standard.

Externally, the property continues to impress. The private rear garden offers a peaceful outdoor haven, ideal for relaxing in warmer months, entertaining guests, or enjoying a morning coffee. A brick-built shed adds further appeal, providing ample storage or the potential for use as a small workshop.

Nestled on the western fringes of Andover, the property benefits from its sought-after setting in the village of Weyhill. Steeped in history and brimming with character, Weyhill offers a delightful mix of rural charm and everyday convenience. Local amenities include a well-regarded farm shop, traditional pubs, and a popular craft centre, while excellent road links





Weyhill Profile

Weyhill is a village approximately 3 miles west of Andover. Within the village there is a church, Indian restaurant (The Pink Olive), a historic fairground which has a number of craft studios and a tea room, local petrol station with a convenience store as well as a well-regarded farm shop. There are excellent road links onto the A303 via both Andover and Thruxton giving access to London and The West Country.



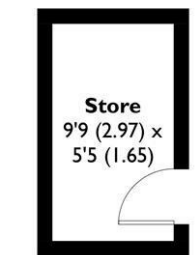


APPROXIMATE GROSS INTERNAL AREA = 884 SQ FT / 82.2 SQ M
STORE = 53 SQ FT / 4.9 SQ M
TOTAL = 937 SQ FT / 87.1 SQ M



GROUND FLOOR
444 SQ FT / 41.3 SQ M

FIRST FLOOR
440 SQ FT / 40.9 SQ M



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID 1248296)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		86
(81-94) B		
(69-80) C		
(55-68) D		57
(43-54) E		
(29-42) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



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