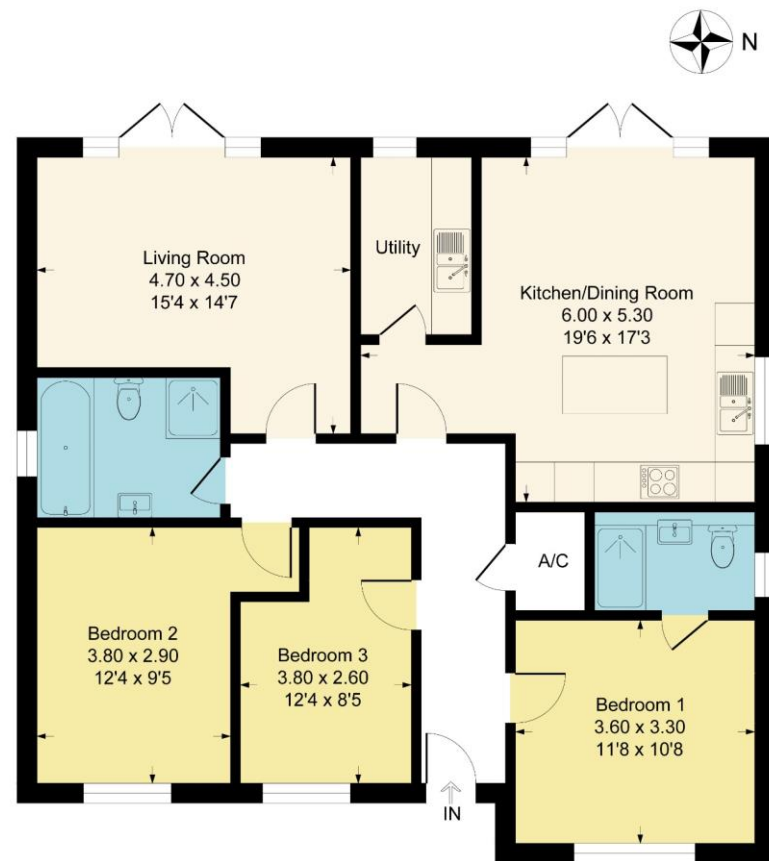


Abbotts Walk, Salisbury Road, Abbotts Ann, Andover, Hampshire SP11
 Approximate Gross Internal Floor Area = 104.0 sq m / 1119 sq ft



This floor is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, window and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no Guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



Abbotts Walk, Abbotts Ann

Guide Price £555,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

- Entrance Hall
- Living Room
- Master Bedroom
- 2 Further Bedrooms
- Driveway Parking

- Kitchen/Dining Room
- Utility Room
- Ensuite Shower Room
- Bathroom
- Attractive 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.

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DESCRIPTION:

Built in 2024 by Imperial Homes and offered for sale with the remainder of ten year structural warranty, this detached bungalow is located in the sought after village of Abbots Ann in a small development of only five bungalows. Thoughtfully designed with Karndean flooring throughout, the well presented accommodation comprises entrance hall, living room with French doors to the garden, a kitchen/dining room with integral appliances, an island and French doors to the garden, a utility room, master bedroom with ensuite shower room, two further double bedrooms and a bathroom. Outside there is driveway parking for two cars and a landscaped, low maintenance, garden to the rear with a patio area.

LOCATION:

The property is located in the sought after village of Abbots Ann with The Poplar Farm Inn, just a couple of hundred metres away. Abbots Ann is a thriving community with an award winning village shop, church, state of the art primary school and its own public house, The Eagle. Just across Salisbury Road is the village of Anna Valley which has a local farm shop. Anna Valley sits below Bury Hill, the site of an ancient Iron Age hillfort which can be explored via a myriad of local public footpaths whilst Pillhill Brook flows through Abbots Ann and Anna Valley on its way to link up with the River Anton, a tributary of the River Test. Abbots Ann is one of Andover's nearest outlying villages and so close to the amenities that Andover itself offers including the mainline Exeter to London Waterloo railway line, various pre-school, primary and secondary schools plus Andover College for tertiary education. Andover boasts a theatre, cinema, hospital, eateries and supermarkets.

ACCOMMODATION:

Open porch with front door into:

ENTRANCE HALL:

Loft access and airing cupboard with hot water tank. Doors to:

LIVING ROOM:

French doors to garden with electric awning, air conditioning and feature fireplace with electric fire.

KITCHEN/DINING ROOM:

Window to side. Range of eye and base level cupboards and drawers including an island/breakfast bar with quartz work surfaces over and inset one and a half bowl stainless steel sink with water softener and water filter tap. Inset induction hob with extractor over and eye level double oven. Integral dishwasher and fridge/freezer. Open access to **DINING AREA** with French doors to garden. Door to:

UTILITY ROOM:

Window to rear. Eye and base level cupboards with work surface and inset stainless steel sink with drainer. Space and plumbing for washing machine and tumble drier.

MASTER BEDROOM:

Window to front and air conditioning. Door to:

ENSUITE SHOWER ROOM:

Window to side. Double shower cubicle, vanity drawers with wash hand basin and WC, heated towel rail.

BEDROOM 2:

Window to front.

BEDROOM 3:

Window to front and wardrobe cupboard.

BATHROOM:

Window to side. Panelled bath with shower attachment, separate shower cubicle, vanity unit with wash hand basin, WC and heated towel rail.

OUTSIDE:

To the front there is an area of shrubs with a path to the front door. A driveway with an EV charging point offers parking for two cars and gated access to:

REAR GARDEN:

Landscaped garden designed for low maintenance with a patio area adjacent to the bungalow. The remainder is laid to gravel with shrubs and rockeries. There is also a garden shed with power and a bin store.

TENURE & SERVICES:

Freehold. Mains water, drainage and electricity are connected. Air source heat pump to radiators.

