

Vigo Road, SP10

Approximate Gross Internal Area = 209.3 sq m / 2253 sq ft
 Approximate Annexe Internal Area = 25 sq m / 270 sq ft
 Approximate Workshop Internal Area = 14.4 sq m / 156 sq ft
 Approximate Total Internal Area = 248.7 sq m / 2679 sq ft



This floor plan 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, windows 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. Produced for Austin Hawk Ltd



Vigo Road, Andover

Guide Price £735,000 Freehold



- **Spacious Detached Family Home**
- **Open-Plan Living/Kitchen/Dining Room**
- **Study & Utility Cloakroom**
- **Five Further Bedrooms**
- **Extensive Driveway Parking**
- **Generous Annexe Accommodation**
- **Separate Family Room**
- **Ground Floor Ensuite Bedroom**
- **Family Bathroom**
- **Practical Low Maintenance Rear 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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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A unique family home in an excellent location that has been extended in recent years to provide approaching 3000 square feet of very versatile accommodation, perfect for bringing the wider family together under "one roof" if desired. The property has numerous benefits, including generous driveway parking and an impressive annexe to the rear of the plot which includes its own sitting room, bedroom and shower room, plus extensive storage space. Well-presented and light and airy throughout, the accommodation comprises a ground floor with an entrance lobby, a family room, a stunning open plan living/kitchen/dining room, a utility cloakroom, a study, and two double bedrooms, one with an ensuite shower room. The first floor provides four further bedrooms along with a family bathroom. Outside to the rear, as well as the annexe, a low-maintenance rear garden includes a decked terrace adjacent to the rear of the property, accessed from both the kitchen/living/dining rooms and the study.

The property sits back from Vigo Road with gated access to a mature front garden with lawn and hedging either side of a recently laid resin driveway, providing generous parking options and access to the entrance lobby. Beyond, an entrance hallway provides access to the family room, which has a triple aspect at the front of the house and includes a wood-burning stove. Off of the hallway is also a ground floor double bedroom which could be utilised as a separate dining room if desired, the utility cloakroom and stairs to the first floor. Internal, part-glazed double doors open from the entrance hallway past a recessed wood-burning stove into, undoubtedly, the hub of the house, the open-plan living/kitchen/dining room, complete with porcelain tiled flooring, a light and airy space thanks to two large roof lanterns and trifold doors that open out to the decked terrace at the rear. The kitchen itself is modern and contemporary and includes an extensive range of cupboards and drawers, a matching breakfast bar island, six-burner gas hob, built-in, eye-level double ovens and grill. Finally, on the ground floor, there is the dual-aspect double ensuite bedroom and the study, which has bifold doors opening out to the decked terrace.

The first floor continues the spacious theme with a triple-aspect master bedroom to one side of a light and airy landing with three further double bedrooms to the opposite side, serviced by a family bathroom. The bathroom, with a rear aspect, is also modern and contemporary and includes a double walk-in shower enclosure with a rainfall shower system, a separate modern bathtub, wc and vanity hand wash basin.

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 along with the A34 trunk road for routes both north and south. Located centrally within Andover, Vigo Road links London Road with East Street/New Street near the town centre. The property is close to schools catering for all age groups, along with a convenience store and fast-food outlet. The location has excellent proximity to both Andover's town centre amenities along with "out-of-town" supermarkets and retail outlets. There is also good access to open countryside with the nearby historic Ladies Walk giving footpath access to Harewood Forest and the Test Valley beyond, which includes nearby Stockbridge,

