

**Winchester Road, SP10**

Approximate Gross Internal Area = 156.7 sq m / 1686 sq ft  
 Approximate Garage Internal Area = 15.8 sq m / 171 sq ft  
 Approximate Total Internal Area = 172.5 sq m / 1857 sq ft

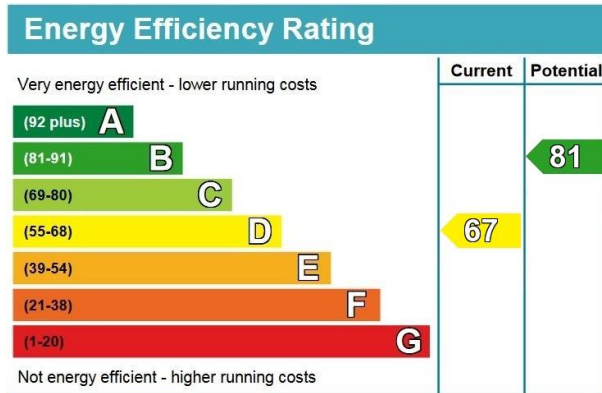


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



**Winchester Road, Andover**

**Guide Price £675,000 Freehold**



- Entrance Hall
- Play/Family Room
- Master Bedroom Suite
- Luxury Bathroom
- Garage
- Living Room
- Kitchen/Dining Room
- 2 Further Double Bedrooms
- Generous Parking
- Large 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:** Situated in one of Andover's most desirable areas, this impressive detached home is set back from the road and has been carefully extended by a previous owner. The property offers spacious and well-presented accommodation throughout, beginning with an entrance porch that leads into a welcoming hallway with stairs to the first floor. The ground floor features a bright dual-aspect living room with a bay window to the front, alongside a versatile playroom/family room that opens into a stunning kitchen/dining space complete with an island and French doors leading out to the garden. A convenient downstairs cloakroom completes this level. Upstairs, the first floor offers a generous landing, a principal bedroom with an en-suite shower room, two further double bedrooms, and a stylish family bathroom. Externally, the property benefits from ample driveway parking and a garage to the front. A standout feature is the large rear garden, which also includes a shed and workshop.

**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 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.

**ACCOMMODATION:** Door into **ENTRANCE PORCH** with tiled flooring and door to:

**ENTRANCE HALL:**

Window to side. Stairs to first floor with undertairs cupboard, cloaks cupboard and doors to:

**LIVING ROOM:**

Bay window to front and window to side.

**PLAY/FAMILY ROOM:**

Windows to side. Exposed timber flooring and open access to:

**KITCHEN/DINING ROOM:**

Double aspect with French doors to the garden and Velux ceiling windows. Range of eye and base level cupboards and drawers with work surfaces over and range cooker with extractor over. Matching island/breakfast bar with cupboards, drawers and inset stainless steel sink with drainer. Space and plumbing for dishwasher, washing machine and tumble drier. Space for American style fridge/freezer and generous DINING AREA.

**CLOAKROOM:**

Window to side. WC and wash hand basin.

**FIRST FLOOR LANDING:**

Window to side. Loft access and doors to:

**MASTER BEDROOM:**

Double aspect with far reaching views and door to:

**ENSUITE SHOWER ROOM:**

Window to rear. Double shower cubicle with rainfall system, wash hand basin, WC, heated towel rail and slate flooring.

**BEDROOM 2:**

Window to front with views over the golf course.

**BEDROOM 3:**

Window to front with views over the golf course.

**BATHROOM:**

Windows to rear. Panelled bath with hand held shower attachment, double shower cubicle with rainfall system, wash hand basin, WC, heated towel rail and tiled floor.

**OUTSIDE:**

To the front there is generous driveway parking and a **GARAGE** with power, light and a workshop with power. A gate leads to:

**REAR GARDEN:**

Generous patio area adjacent to the house with a gated arch to the front. The remainder is laid to lawn with mature hedging, raised vegetable planters, a shed and workshop.

**TENURE & SERVICES:**

Freehold. Mains water, gas and electricity are connected. Private drainage (septic tank). Gas central heating to radiators.

