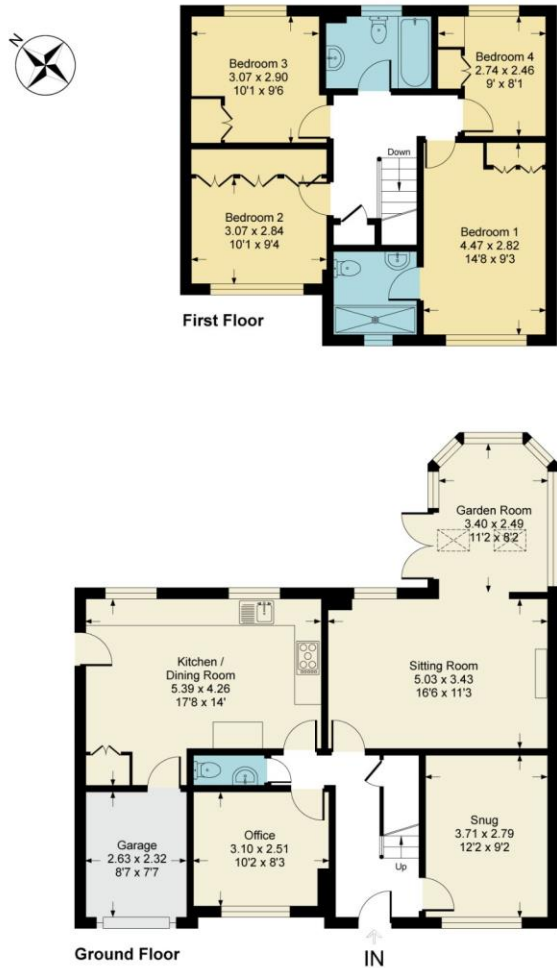


Beaumaris Close, SP10

Approximate Gross Internal Area = 135.6 sq m / 1458 sq ft  
Approximate Garage Internal Area = 6.5 sq m / 71 sq ft  
Approximate Total Internal Area = 142.1 sq m / 1529 sq ft

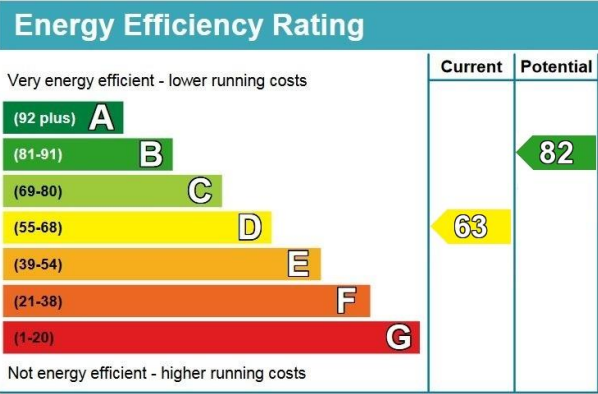


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Beaumaris Close, Andover

Guide Price £595,000 Freehold



- Snug
  - Garden Room
  - Cloakroom
  - Master Bedroom Suite
  - Garage & Parking
- Sitting Room
  - Kitchen/Diner
  - Office
  - 3 Further Bedrooms
  - Attractive Views & 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 stunning detached home in the sought-after Anna Fields offers spacious and well-presented accommodation, perfect for modern family living. The ground floor boasts a welcoming entrance hall, a snug, a separate living room opening seamlessly into a charming garden room, a study, ideal for home working. A stylish, recently refurbished kitchen/dining room creates a wonderful space for entertaining. Upstairs, the master bedroom benefits from an ensuite shower room, alongside three further generously sized bedrooms and a stylish bathroom. Outside, an attractive garden with a patio seating area provides a peaceful retreat with scenic views over the surrounding area. With a garage and driveway, EV charger and parking for three cars, this exceptional home combines comfort, practicality, and a prime location close to well-regarded schools.

**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:** Front door into:

**ENTRANCE HALL:** Stairs to first floor. Bespoke under stairs storage cupboard and drawers. Doors into:

**SNUG:** Front aspect.

**OFFICE:** Front aspect.

**SITTING ROOM:** Rear aspect and open plan flow into:

**GARDEN ROOM:** Glazed throughout with skylights and vaulted roof. Herring bone flooring.

**KITCHEN/DINER:** Rear aspect and side door to garden. Refurbished recently by the current owners. A range of contemporary eye and base level cupboards and drawers with a quartz worktop over. Inset double ceramic sink with quartz drainer. Integral washing machine, dishwasher, wine cooler, full size fridge and freezer. Two single eye level ovens, inset five ring gas hob and extractor over. Cupboard with wall mounted boiler. Door into storage/utility area.

**FIRST FLOOR LANDING:** Loft access. Airing cupboard with shelving and doors to:

**MASTER BEDROOM:** Front aspect. Built-in fitted wardrobes.

**ENSUITE:** Front aspect. Large shower cubical with fixed shower head and handset, vanity sink unit with drawers, de-mist mirror with light above, WC and heated towel radiator.

**BEDROOM TWO:** Front aspect. Built-in fitted wardrobe.

**BEDROOM THREE:** Rear aspect. Built-in fitted wardrobe.

**BEDROOM FOUR:** Rear aspect.

**BATHROOM:** Rear aspect. Panelled bath with handheld shower attachment, vanity sink unit, heated towel radiator and fitted mirrored cupboard.

**REAR GARDEN:** The garden is fully enclosed by fence panels and features a patio seating area adjacent to the property, a further patio to the rear, and a lawn bordered by mature plants. Side gate access leads to the garage and driveway.

**OUTSIDE:** To the front of the property is a block-paved driveway and a path leading to the front door with a canopy porch. The remainder is laid to lawn with borders of mature plants and shrubs. The property also benefits from an EV charger.

**TENURE & SERVICES:** Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There are also solar panels on the roof which are owned by the vendor.

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.

