

**Cashmere Drive, SP11**  
 Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft  
 Approximate Garage Internal Area = 17.9 sq m / 193 sq ft  
 Approximate Total Internal Area = 122.6 sq m / 1320 sq ft  
 (excludes restricted head height)

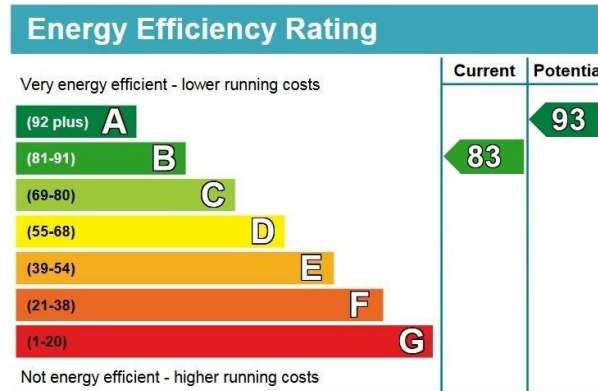


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Cashmere Drive, Andover**

**Guide Price £385,000 Freehold**



- Entrance Hall
- Cloakroom
- Master Bedroom Suite
- Bathroom
- Garage

- Kitchen
- Living/Dining Room
- 2 Further Bedrooms
- Driveway Parking
- 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:**

This detached house is located on the popular Saxon Heights close to local amenities, countryside walks and Frinkley Farm. The well presented accommodation is arranged on three floors and comprises entrance hall, kitchen with fitted appliances, a cloakroom, living/dining room with French doors to the garden, two first floor bedrooms with a bathroom and a top floor master bedroom with fitted wardrobe cupboards and an ensuite shower room. To the front there is driveway parking leading to a garage whilst the rear garden benefits from a fairly secluded seating area to the rear.

**LOCATION:**

The property is located on the popular Saxon Heights development which benefits from local amenities including shops and schools as well as play parks and green spaces. There is easy access to the town as well as the nearby countryside. 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:** Canopy porch with front door into:

**ENTRANCE HALL:**

Stairs to first floor with understairs cupboard and doors to:

**KITCHEN:**

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl sink with drainer. Inset gas hob with extractor over and eye level double oven. Integral dishwasher, washer/drier and fridge/freezer. Cupboard with wall mounted gas boiler.

**CLOAKROOM:**

WC and wash hand basin.

**LIVING/DINING ROOM:**

French doors to the garden.

**FIRST FLOOR LANDING:**

Window to front. Stairs to first floor and doors to:

**BEDROOM 2:**

Windows to rear and wood panelling to one wall.

**BEDROOM 3:**

Window to front and wood panelling.

**BATHROOM:**

Panelled bath with shower attachment, wash hand basin, WC and heated towel rail.

**SECOND FLOOR MASTER BEDROOM:**

Double aspect with a range of fitted wardrobe cupboards and eaves storage. Door to:

**ENSUITE SHOWER ROOM:**

Velux window to rear. Double shower cubicle, 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 to the side offers parking for two cars and access to the GARAGE with up and over door, power and light.

**REAR GARDEN:**

Paved area adjacent to the house with gated access to the driveway and a path leading to the rear where there is a fairly secluded seating area. The remainder is laid to lawn with shrub bed to the rear.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. The estate charge is £135 p/a.

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.

