

Colt Bungalow, SP11
 Approximate Gross Internal Area = 158.3 sq m / 1704 sq ft
 Approximate Garage Internal Area = 26 sq m / 280 sq ft
 Approximate Outbuilding Internal Area = 8.7 sq m / 94 sq ft
 Approximate Total Internal Area = 193 sq m / 2078 sq ft

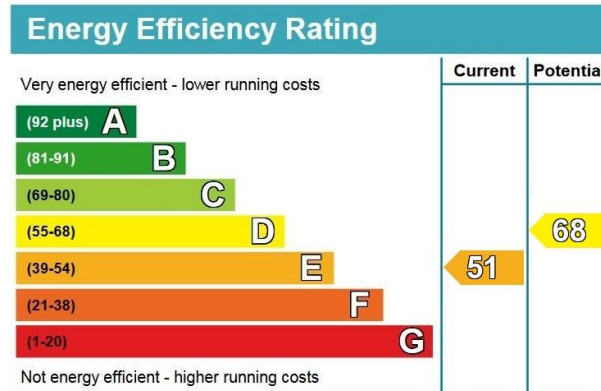


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Colt Bungalow, Andover Down

Guide Price £625,000 Freehold



- **Extended Detached Bungalow**
- **Kitchen**
- **Family Bathroom**
- **Master Bedroom & Ensuite Shower Room**
- **Tandem Garage & Driveway Parking**
- **Impressive Living/Dining Room**
- **Conservatory**
- **Cloakroom & Utility Room**
- **Two Further Double Bedrooms**
- **Attractive Wrap Around 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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Extended by both previous and current owners to now offer accommodation exceeding 2000 square feet, Colt Bungalow is unique in its practical and flowing layout within a good-sized, secluded plot offering far-reaching views across open countryside and towards neighbouring Harewood Forest. The property benefits from generous driveway parking plus a tandem garage complete with power, lighting and an electric roller door. Well-presented throughout, the accommodation itself comprises an entrance hallway, a kitchen, and an impressive, light and airy south-facing living room with an open-plan flow into a dining room. There is also a good-sized dual-aspect conservatory, a family bathroom, a cloakroom, a utility room, a master bedroom with an ensuite shower room and two further double bedrooms.

The property is approached via a gated, private driveway, bordered by mature hedging which opens out to provide generous parking and access to the front of the tandem garage. A path leads from the driveway to the front door of the property and into the entrance hallway. The accommodation is essentially arranged into two halves; the entrance hallway leads to the main living area past the family bathroom, fully tiled throughout and includes underfloor heating, a double shower enclosure with a rainfall shower system, a separate bath, close-coupled WC, hand wash basin and radiator. The bathroom is also home to a built-in airing cupboard housing a wall-mounted gas boiler and an unvented hot water cylinder. The hallway leads onto the dual-aspect kitchen, occupying one corner of the property. Updated in 2006, the kitchen also includes underfloor heating, granite worksurfaces extending to a peninsular breakfast bar, a dual-fuel, range-style cooker, integral dishwasher, fridge and freezer, wine fridge and a larder cupboard. The living room, with an open plan flow into the dining room, is accessed internally from the kitchen, both of very good size. The living room, in particular, light and airy with its south-facing dual aspect. Off of the living room is the conservatory, complete with decorative clay-tiled flooring and french doors, providing access to a patio overlooking a pond within the front garden. An internal glazed door in the hallway separates the living accommodation from the bedroom accommodation with the hallway continuing along the rear of the property, providing access to all three double bedrooms, the cloakroom and the utility room.

The property is located on Andover Down, just off the B3400 on the northern edge of Harewood Forest, approximately two miles east of Andover's town centre. The B3400 is on a regular bus route and links Andover with Basingstoke via Whitchurch and Overton. Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and a recently refurbished leisure centre. The Exeter to Waterloo mainline railway is accessible from either Andover (3 miles) or Whitchurch (5 miles) and 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. Harewood Forest, which the property borders, is a typical ancient woodland, one of the largest in Hampshire and was once a hunting ground for Saxon kings. The forest has a more recent military history and was used as a munitions store for the D-Day invasion of 1944, for which evidence still remains with many miles of concrete roads criss-crossing the forest.

