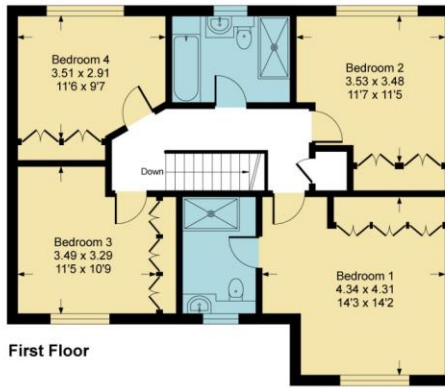


**Jutland Crescent, SP10**  
 Approximate Gross Internal Area = 137.6 sq m / 1482 sq ft  
 Approximate Garage Internal Area = 24.8 sq m / 268 sq ft  
 Approximate Total Internal Area = 162.4 sq m / 1750 sq ft



First Floor



Ground Floor

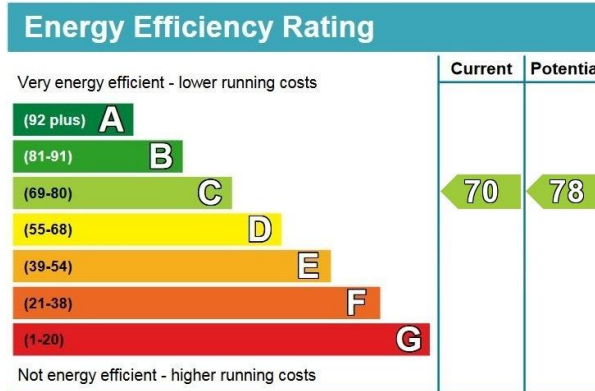


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Jutland Crescent, Andover**

**Offers Over £600,000 Freehold**



- Entrance Hall
- Dining Room
- Utility & Cloakroom
- 3 Further Double Bedrooms
- Driveway & Double Garage

- Living Room
- Kitchen/Breakfast Room
- Master Bedroom Suite
- Bathroom
- South Facing 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:** Offered for sale in immaculate condition, this detached house is located on the edge of the popular Saxon Fields. The light and spacious accommodation comprises open porch, entrance hall with stairs to the first floor, a living room, dining room, kitchen/breakfast room with integral appliances and a circular bay seating area, utility room, cloakroom, master bedroom with ensuite shower room, three further double bedrooms - all with fitted wardrobe cupboards - and a bathroom. To the front there is a smart front garden and a driveway offering parking and access to a double garage whilst the south facing rear garden benefits from two seating areas, a shed and hot tub.

**LOCATION:** The popular Saxon Fields can be found on the northern outskirts of Andover. Amenities within Saxon Fields include a convenience store, a children's playground, sports pitches and protected open green space along with Anton Lakes Nature Reserve. Saxon Fields is on a bus route providing easy access both to and from Andover's town centre. Charlton village, with a host of its own local amenities, including convenience stores, a public house, church, veterinary practice and Charlton Lakeside Leisure Park, is a short distance away, as are the nearby villages of Smannell with its public house and Enham Alamein, which has a village shop and a post office. Andover's mainline railway station is just beyond Charlton village whilst Anton Lakes Nature Reserve is also on the doorstep, bordering Saxon Fields. Andover itself offers a range of shopping, educational and recreational facilities, including a college of further education.

**ACCOMMODATION:** Open porch with front door into **ENTRANCE HALL** with stairs to first floor and doors to:

**LIVING ROOM:** Bay window to front. Media wall with TV recess and contemporary electric fire. Double doors to:

**DINING ROOM:** Patio doors to rear garden.

**KITCHEN/BREAKFAST ROOM:** Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset composite sink. Inset five burner gas hob with extractor over and eye level double oven. Integral dishwasher and fridge/freezer. Seating area with circular bay window overlooking the garden. Door to:

**UTILITY ROOM:** Door to garden. Eye and base cupboards and drawers with work surface over. Space and plumbing for washing machine and tumble drier, cupboard with wall mounted gas boiler, heated towel rail and door to:

**CLOAKROOM:** Window to side. WC, vanity cupboard with wash hand basin and heated towel rail.

**FIRST FLOOR LANDING:** Loft access and airing cupboard with hot water tank and shelving. Doors to:

**MASTER BEDROOM:** Window to front. Range of fitted wardrobe cupboards and door to:

**ENSUITE SHOWER ROOM:** Window to front. Double shower cubicle, vanity unit with wash hand basin and WC with concealed cistern. Heated towel rail.

**BEDROOM 2:** Window to rear and fitted wardrobe cupboards.

**BEDROOM 3:** Window to front and range of fitted wardrobe cupboards.

**BEDROOM 4:** Window to rear and fitted wardrobe cupboards.

**BATHROOM:** Window to rear. Panelled bath with shower attachment, double shower cubicle with rainfall shower and vanity cupboard with wash hand basin and WC with concealed cistern. Heated towel rail.

**OUTSIDE:** To the front there is an area of lawn with a pebbled border. A driveway offers parking for two cars, gated access to the rear garden and access to:

**GARAGE:** Double integral garage with up and over door, power, light and a door to the hallway.

**REAR GARDEN:** South facing garden with a block paved patio adjacent to the house with outside tap and leading to an area of lawn with mature flower and shrub borders and a garden shed. Steps lead down to a further patio area with a retaining brick wall, hot tub and electric socket.

**TENURE & SERVICES:** Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

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.

