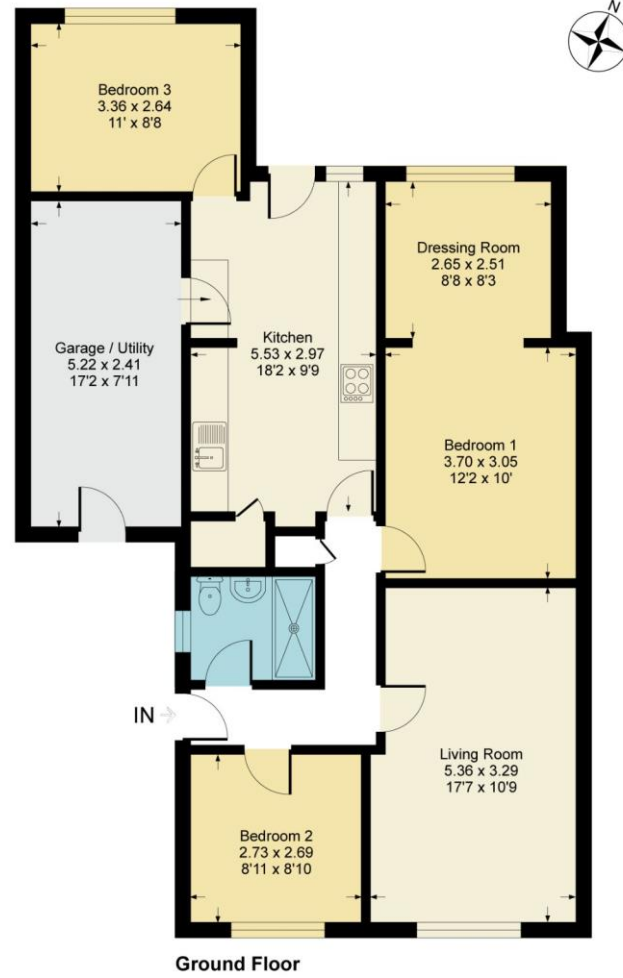


**Grange Close, SP11**  
 Approximate Gross Internal Area = 81.1 sq m / 873 sq ft  
 Approximate Garage Internal Area = 12.5 sq m / 135 sq ft  
 Approximate Total Internal Area = 93.6 sq m / 1008 sq ft

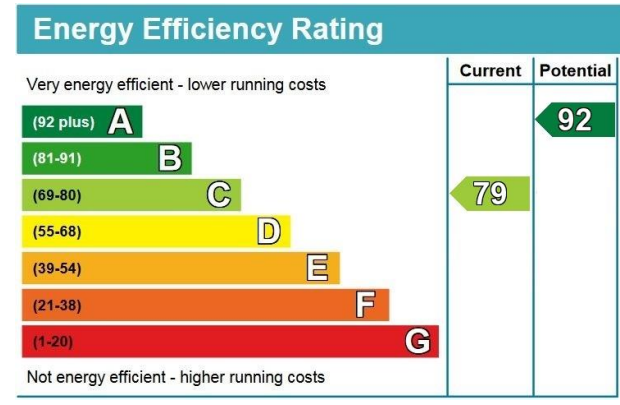


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Grange Close, Fyfield**

**Guide Price £325,000 Freehold**



- Hallway
- Kitchen
- Shower Room
- Garage/Utility Room

- Living Room
- 3 Bedrooms
- Driveway Parking
- Mature Gardens

**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:**

Offered for sale with no onward chain, this semi-detached bungalow is located in a cul-de-sac within the heart of the village of Fyfield. The extended accommodation comprises hallway, living room, kitchen with appliances, a master bedroom with a dressing room, two further double bedrooms and a shower room. Outside there is a garden to the front with driveway parking leading to a garage which has been mainly converted into a utility room whilst to the rear there is an attractive and mature garden with a patio seating area and greenhouse.

**LOCATION:**

Fyfield is in a conservation area and is approximately four miles west of the market town of Andover, which offers a variety of shops, educational and recreational facilities as well as proximity to mainline railway station options in both Grateley and Andover, with a direct route to London's Waterloo in just over an hour. The A303 and A34 are close by, providing good road access to London, the West Country and routes both north and south. The well known horse trainer, Toby Balding, who trained Highland Wedding - a winner of the Grand National, has his stables in nearby Kimpton Down. The nearby village of Weyhill, famous for the site of the ancient Weyhill Fair, with local amenities including a petrol station with a shop, a separate farm shop, garden centre with food hall and restaurant and a renowned Indian restaurant. The Weyhill Fairground Site is now home to a Craft Centre with a number of bespoke and artisan retailers, plus a café and a village hall.

**ACCOMMODATION:**

Side door into:

**HALLWAY:**

L shaped hallway with loft access, storage cupboard and doors to:

**LIVING ROOM:**

Window to front. Wall mounted airing conditioning/heat unit and LVT flooring. Space for a dining table and chairs.

**KITCHEN:**

Door and window to rear garden. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl stainless steel sink with drainer. Inset ceramic hob and eye level double oven. Washing machine, dishwasher, tumble drier and fridge/freezer. Shelved airing cupboard with hot water tank and door to:

**GARAGE/UTILITY ROOM:**

Part glazed door to front. Eye level cupboards and space for appliances.

**BEDROOM 1:**

Wall mounted air conditioning/heat unit and open access to a **DRESSING AREA** with a window to the rear.

**BEDROOM 2:**

Window to front. Wall mounted air conditioning/heat unit and LVT flooring.

**BEDROOM 3:**

window to rear. Wall mounted air conditioning/heat unit, wall mounted panel heater and LVT flooring.

**SHOWER ROOM:**

Window to side. Double shower cubicle, wash hand basin, WC and heated towel rail.

**OUTSIDE:**

To the front there is an area of lawn with mature shrubs and flower borders. A driveway offers parking for two cars, access to the front door and the converted garage.

**REAR GARDEN:**

Walled patio area adjacent to the house with an outside tap and electric socket. Steps lead up to an area of lawn with mature shrubs, flower borders and a greenhouse.

**TENURE & SERVICES:**

Freehold. Mains water, drainage and electricity are connected. There are solar panels on the roof and heating/air conditioning supplied by an air source heat pump.

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.

