

**Cornfields, SP10**

Approximate Gross Internal Area = 102.5 sq m / 1104 sq ft  
 Approximate Garage / Store Internal Area = 19.1 sq m / 206 sq ft  
 Approximate Total Internal Area = 121.6 sq m / 1310 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



**Cornfields, Andover, SP10 2EY**

**Guide Price £375,000 Freehold**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

- Hallway
- Kitchen
- Conservatory
- Master Bedroom
- Three Further Bedrooms
- Living Room
- Dining Room
- Cloakroom
- Ensuite
- Garage

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 to the market is this four-bedroom detached family home, tucked away in a quiet cul-de-sac and enjoying elevated views across Andover, while remaining within easy walking distance of the town centre. The well-proportioned accommodation comprises a living room, kitchen, dining room, conservatory, cloakroom, four bedrooms and a family bathroom. To the front, a generous driveway provides ample off-road parking and leads to the garage. The rear garden is fully enclosed and secluded, offering an ideal space for family life and outdoor enjoyment.

**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. Cornfields can be found on the southern side of Andover off South End Road via Old Winton Road which has its own convenience store and also benefits from being on a town centre bus route. The location provides good access not only to the town centre but also open countryside with the start of the historic Ladies Walk just a few metres from the property. Rooksbury Mill Nature Reserve, Harewood Forest and the outlying Clatford villages are all a short distance away also, with Andover Golf Club located on Winchester Road and the Hampshire Golf Club a short distance further on as Winchester Road heads towards Wherwell and Chilbolton with the Test Valley and small town of Stockbridge beyond. Stockbridge straddles the River Test which flows through its high street and offers an abundance of independent specialist shops, tearooms, pubs and restaurants, many of which serve local produce.

**ENTRANCE HALL:**

stairs to first floor and doors to:

**LIVING ROOM:**

Window to front with a brick feature fireplace.

**CLOAKROOM:**

Window to side. Low level WC, vanity sink unit and a heated towel radiator.

**KITCHEN:**

Window overlooking the rear garden with a door providing direct access outside. Fitted with a range of eye and base level units and drawers with work surfaces over, incorporating an inset black composite sink and drainer. Inset gas hob with tiled splashback and extractor above, and oven below. Peninsula breakfast bar. Space and plumbing for a washing machine, dishwasher and fridge freezer. Open plan doorway to the dining room.

**CONSERVATORY:**

Triple glazed windows and door to the rear garden.

**FIRST FLOOR LANDING:**

Window to side, storage cupboard and doors to:

**BEDROOM ONE:**

Window to front, fitted wardrobe and door to:

**ENSUITE:**

Window to side, low level WC, wash hand basin and cubical shower.

**BEDROOM TWO:**

Window to rear.

**BEDROOM THREE:**

Window to front and built-in cupboard.

**BEDROOM FOUR:**

Window to rear and built-in wardrobe.

**BATHROOM :**

Window to side. Panelled bath with fixed head and shower attachment over, WC, wash hand basin and heated towel radiator.

**OUTSIDE:**

To the front there is a generous driveway providing ample off-road parking leading to the Garage. The garage is partially converted.

**REAR GARDEN:**

Fully enclosed, secluded. Comprises gravel and shingle.

**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.

