

Cole Close, SP10
 Approximate Gross Internal Area = 117.1 sq m / 1261 sq ft
 Approximate Garage Internal Area = 13.2 sq m / 143 sq ft
 Approximate Total Internal Area = 130.3 sq m / 1404 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



Cole Close, Andover

Guide Price £495,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Entrance Hallway
- Kitchen/Breakfast Room
- Conservatory
- Three Further Double Bedrooms
- Integral Garage & Driveway Parking

- Living & Dining Room
- Cloakroom
- Master Bedroom Suite
- Family Bathroom
- Practical Rear 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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With in excess of 1400 square feet of accommodation, this detached, four-double-bedroomed family home provides an ideal opportunity for the expanding family looking to upsize. Located on the edge of the popular Saxon Fields development, bordering Anton Lakes Nature Reserve, the property benefits from generous driveway parking with an EV charging point and an integral garage. The accommodation itself comprises a ground floor with an entrance hallway, a cloakroom, a living room with an open-plan flow into a dining room, a modern, contemporary kitchen/breakfast room and a conservatory. The first floor provides a master bedroom suite, three further double bedrooms and a family bathroom. Outside, to the rear is a practical, low-maintenance garden.

The location has much to offer; Cole Close can be found on the edge of the popular Saxon Fields development on the northern side of Andover off Saxon Way via Keil Drive. Nearby 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, 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.

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.

