

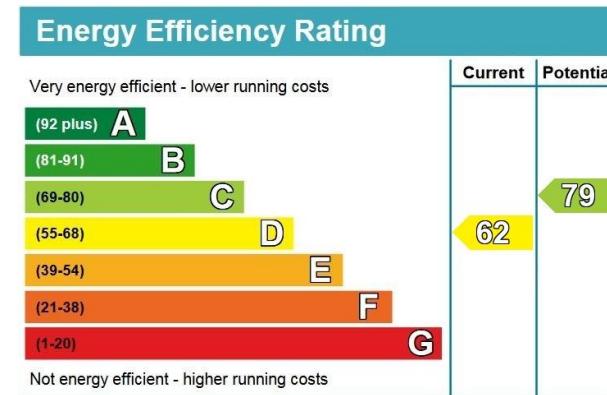
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Produced for Austin Hawk Ltd



**Junction Road, Andover, SP10 3QT**

**Guide Price £525,000 Freehold**



- Kitchen
- Garden room
- Shower room
- Bedroom 2
- Bedroom 3 with en suite
- Garage and parking
- Sitting room
- Dining room
- Master suite
- Attractive wrap round cottage 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

A charming, detached period home dating from circa 1900, rich in original features and ideally positioned within comfortable walking distance of the town centre and railway station. The property offers generously proportioned and characterful accommodation comprising a kitchen, sitting room, garden room, dining room and a ground floor shower room. To the first floor are three bedrooms, two of which benefit from en suite facilities.

Outside, the property enjoys a garage, parking for up to four vehicles and a particularly attractive cottage-style garden wrapping around the house, featuring a variety of mature shrubs and specimen fruit trees.

## LOCATION

Andover provides a comprehensive range of shopping, educational and recreational facilities, including a college of further education, cinema, theatre and leisure centre. The mainline railway station offers direct services to London Waterloo in just over an hour, while the nearby A303 provides excellent road links to London and the West Country.

## ACCOMMODATION

Original heavy wooden door into:

### ENTRANCE LOBBY

Tiled floor.

### DINING ROOM

Front aspect with leaded windows. Feature brick wall with storage to either side and a tiled hearth. Staircase rising to the first floor. Door to sitting room (not currently in use).

### SITTING ROOM

Dual aspect with leaded windows. Feature brick fireplace with brick hearth and open fire, flanked by shelving. Door to:

### GARDEN ROOM

Rear aspect with tiled window sill and door opening directly onto the garden.

### KITCHEN

Tiled floor. Rear and side aspect. Range of base and eye-level cupboards and drawers with work surfaces over, inset stainless steel sink and drainer. Space for a Rangemaster-style oven. Useful understairs cupboard. Door to:

### CLOAKROOM/SHOWER ROOM

Rear aspect. Tiled shower cubicle, low-level WC and wash hand basin set within a vanity unit. Housing the Ideal Logic combi 30 gas boiler.

### LANDING

Rear aspect. Doors to:

### BEDROOM 1

Front and side aspect. Feature fireplace with tiled surround and mantle. Exposed roof trusses. Door to:

### EN SUITE

Front aspect. Freestanding bath with mixer tap attachment, high-level WC, wash hand basin within a vanity unit and separate shower cubicle. Tiled floor.

### BEDROOM 2

Front and side aspect. Feature fireplace with tiled surround and tiled hearth. Three built-in storage cupboards.

### BEDROOM 3

Rear aspect. Door to:

### EN SUITE

Fully tiled shower cubicle, low level WC and wash hand basin. Tiled floor.

### GARAGE AND PARKING

Garage with up-and-over door, power, lighting and eaves storage. Driveway parking for up to four vehicles.

### GARDEN

A particularly attractive cottage-style garden wrapping around the property, featuring gated rear access. Meandering pathways lead through well-stocked flower and shrub borders, specimen trees and fruit trees including pear, plum and quince. Lawn area, gate to the front and a summerhouse/shed.

