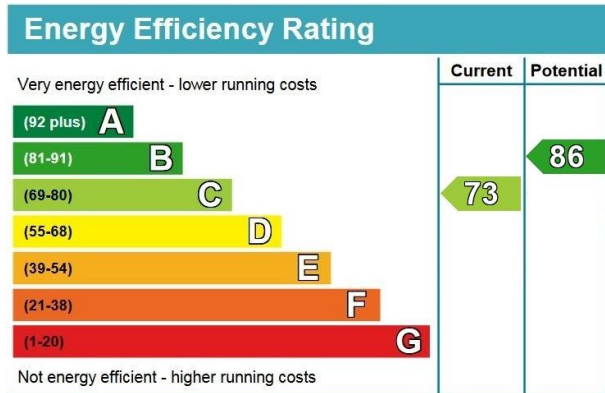


### Honeysuckle Gardens, SP10

Approximate Gross Internal Area = 143.3 sq m / 1542 sq ft  
 Approximate Garage Internal Area = 17.7 sq m / 190 sq ft  
 Approximate Outbuilding Internal Area = 5.1 sq m / 55 sq ft  
 Approximate Total Internal Area = 166.1 sq m / 1787 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



Honeysuckle Gardens, Andover

Guide Price £440,000 Freehold

- Hallway
- Family Room
- Study/Bedroom 5
- 3 Further Bedrooms
- Driveway & Garage

- Kitchen/Dining Room
- Sitting Room
- Master Bedroom Suite
- Bathroom
- Stylish 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:** This impressive end-of-terrace home is situated in the sought-after Burghclere Down area, within the catchment of highly regarded schools. Offering spacious and flexible living across three floors, the property comprises an entrance hall, cloakroom, a well-appointed kitchen/dining room, a family room and fourth bedroom. The first floor features a generous bedroom with an en-suite bathroom, a bright living room, and a versatile study or fifth bedroom. On the top floor, there are two further double bedrooms served by a modern family bathroom. Externally, the property benefits from ample driveway parking, an electric car charging point, a garage, and a low-maintenance rear garden complete with a summerhouse and a stylish seating area—ideal for outdoor entertaining.

**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.

**ACCOMMODATION:** Open porch with front door into:

**HALLWAY:** Stairs to first floor and doors to:

**KITCHEN/DINING ROOM:** Window and door to rear garden. Range of eye and base level cupboards and drawers with solid wood work surfaces over, including a peninsular breakfast bar, and inset ceramic sink with drainer. Range style cooker with extractor over, integral fridge/freezer, space and plumbing for washing machine and dishwasher and cupboard with wall mounted boiler.

**FAMILY ROOM:** Windows to front and feature decorative fireplace with wooden mantle.

**CLOAKROOM:** WC and wash hand basin.

**BEDROOM 4:** Window to front and understairs storage cupboard.

**FIRST FLOOR LANDING:** Stairs to second floor and doors to:

**SITTING ROOM:** Two sets of French doors with Juliette balconies overlooking the garden.

**MASTER BEDROOM:** Windows to front and fitted wardrobe cupboards. Door to:

**ENSUITE BATHROOM:** Window to front. Panelled bath with shower over, wash hand basin and WC.

**STUDY/BEDROOM 5:** Window to front.

**SECOND FLOOR LANDING:** Airing cupboard with hot water tank, loft access and doors to:

**BEDROOM 2:** Windows to rear and fitted wardrobe cupboard.

**BEDROOM 3:** Windows to front and fitted wardrobe cupboard.

**BATHROOM:** Panelled bath with rainfall shower over. Vanity drawers with wash hand basin and WC. Heated towel rail and eye level vanity cupboard with heated mirror and light.

**OUTSIDE:** To the front there is a low maintenance garden with a path to the front door. A block paved driveway to the side offers parking for three cars, an electric vehicle charging point and access to:

**GARAGE:** Single garage with up and over door, power, light, loft storage and a rear door to the garden.

**REAR GARDEN:** An easily maintained garden with a patio area adjacent to the house and a summerhouse. There is a small area of artificial lawn with a raised bed and steps down to a stylish seating area with raised decorative beds.

**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.

