

**Old Winton Road, SP10**  
 Approximate Gross Internal Area = 87.6 sq m / 943 sq ft  
 Approximate Outbuilding Internal Area = 12.8 sq m / 138 sq ft  
 Approximate Total Internal Area = 100.4 sq m / 1081 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.

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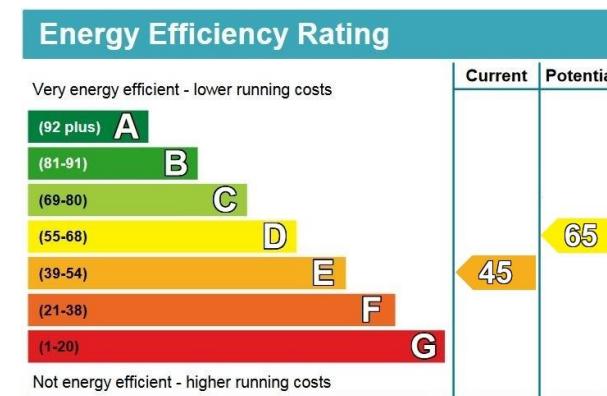


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 ESTATE AGENTS



**Old Winton Road, Andover**

**Guide Price £280,000 Freehold**



- Hallway
- Living Room
- Kitchen
- 3 Double Bedrooms
- Summerhouse

- Dining Room
- Conservatory
- Bathroom
- Secluded Garden
- Close to Town

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:** Built at the turn of the last century, this semi-detached house is located in an established residential area with easy access to the town centre and the popular Ladies Walk. The accommodation offers much character and comprises a hallway, a dining room, a living room with glazed doors into a small conservatory, a kitchen, a ground floor bathroom and three double bedrooms to the first floor. A particular feature of the property is the good-sized and secluded garden which benefits from a patio area adjacent to the house and a summerhouse to the rear with a covered veranda.

**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. Old Winton Road can be found on the southern side of Andover off Winchester Road and 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 opposite 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 Stockbridge, Wherwell, Chilbolton and the River Test.

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

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

**DINING ROOM:** Window to front and radiator (heated via the wood burning stove in the living room).

**LIVING ROOM:** Window to side. Feature fireplace with wood burning stove and understairs storage recess. Glazed double doors to:

**CONSERVATORY:** Double aspect with a door to the garden. Space and plumbing for washing machine.

**KITCHEN:** Window and door to conservatory. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Space for a freestanding gas cooker and space for a fridge/freezer. Door to:

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

**FIRST FLOOR LANDING:** Loft access and airing cupboard with hot water tank and shelving. Doors to:

**BEDROOM 1:** Sash style window to front. Fitted cupboard and original feature fireplace.

**BEDROOM 2:** Sash-style window to the rear and a transom window to the landing.

**BEDROOM 3:** Sash-style window to rear with views over the golf course and an original feature fireplace.

**OUTSIDE:** To the front there is an area of shrubs with a gated path to the front door and gated side access to:

**REAR GARDEN:** The good-sized and secluded garden is a particular feature of the property. Patio area adjacent to the house with a retaining wall and steps down to an area of lawn with mature hedging, flower and shrub borders and a wildlife pond. To the rear there is a summerhouse with power, light and a covered veranda to the front.

**TENURE & SERVICES:** Mains water, drainage, gas and electricity are connected. The wood-burning stove heats the water and the radiator in the dining room.

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.

