

10 Cheavley Close, Andover, SP10 3NH

Approximate Gross Internal Floor Area = 99.7 sq m / 1074 sq ft  
 Approximate Garage Internal Floor Area = 14.4 sq m / 156 sq ft  
 Approximate Total Internal Floor Area = 114.1 sq m / 1230 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.



Cheavley Close, Andover

Guide Price £435,000 Freehold



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

- Entrance Hall
- Living Room
- 3 Bedrooms
- Driveway Parking
- Secluded Garden
- Cloakroom
- Kitchen/Dining/Family Room
- Bathroom
- Detached Garage
- Cul-de-Sac Location

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 detached house is located at the end of a cul-de-sac in a popular, established area close to numerous local amenities, including shops and well-regarded schools (including catchment for Portway Juniors with a "Good" Ofsted rating, Portway Infants with an "Outstanding" rating and Harrow Way Community School also with a "Good" rating). The accommodation, which has been improved and well maintained by the current owners, comprises an entrance hall with stairs to the first floor, a cloakroom, living room with a bay window, a superb kitchen/dining/family room with a matching island and wall-to-wall patio doors to the garden, three bedrooms and a very recently re-fitted bathroom. To the front there is driveway parking for three cars leading to a detached garage, whilst to the rear there is a fully enclosed and secluded garden.

**LOCATION:** Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre, as well as numerous nearby notable tourist attractions. The mainline railway station, just a mile away, 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. Cheavley Close is a quiet cul-de-sac located towards the western end of Weyhill Road, with the location close to many local amenities, including convenience stores, various fast-food outlets, public houses, a supermarket, a petrol station, a country store and a renowned family-run bakery and an award-winning fish and chip shop. Andover's hospital is a short distance away, as are dental and GP practices, plus Charlton village, which has further local amenities, including an extensive leisure park.

**ACCOMMODATION:** Front door into:

**ENTRANCE HALL:** Window to side. Stairs to first floor with understairs storage cupboard and doors to:

**CLOAKROOM:** Window to side. Vanity cupboard with wash hand basin, WC and eye level storage cupboard.

**LIVING ROOM:** Bay window to front.

**KITCHEN/DINING/FAMILY ROOM:** Door to side. Range of eye and base level cupboards and drawers with quartz work surfaces over. Matching island with inset sink with cut drainer and integral wine cooler and bin. Inset Neff induction hob with extractor over and two eye level ovens. Integral dishwasher, space for American style fridge/freezer, cupboard with wall mounted boiler and open access to DINING/FAMILY AREA with triple glazed patio doors to the garden.

**FIRST FLOOR LANDING:** Shelved linen cupboard and doors to:

**BEDROOM 1:** Window to front and range of fitted wardrobe cupboards with sliding doors and drawers.

**BEDROOM 2:** Window to rear and loft access.

**BEDROOM 3:** Window to front and fitted storage cupboard.

**BATHROOM:** Window to rear. Re-fitted in February 2026 with a panelled bath with rainfall shower, vanity cupboard with wash hand basin, WC and heated towel rail.

**OUTSIDE:** To the front there is an area of lawn with mature hedging and a path to the front door. A driveway offers parking for three cars, a gate to the rear garden and access to:

**GARAGE:** Detached garage with automatic roller door, power, lighting along with space and plumbing for a washing machine and a tumble dryer. Personal door to the garden.

**REAR GARDEN:** Fully enclosed and secluded garden with a patio area adjacent to the property leading to an area of lawn. External tap.

**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.

