

**Strathfield Road, SP10**  
 Approximate Gross Internal Area = 100.6 sq m / 1083 sq ft  
 Approximate Garage Internal Area = 13 sq m / 140 sq ft  
 Approximate Outbuilding Internal Area = 13.6 sq m / 147 sq ft  
 Approximate Total Internal Area = 127.2 sq m / 1370 sq ft

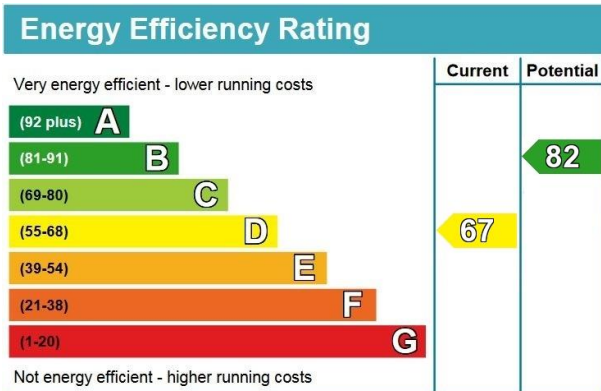


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



**Strathfield Road, Andover**

**Guide Price £475,000 Freehold**



- Hallway
- Cloakroom
- 3 Bedrooms
- Garage & Gym
- Good Sized Garden
- Kitchen
- Living/Dining Room
- Bathroom
- Driveway Parking
- Home Office

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
 Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



**DESCRIPTION:**

This link detached house is located on the sought after south side of the town within catchment for Anton School and walking distance to Rooksbury Lake Nature Reserve. The extended accommodation comprises hallway, kitchen, cloakroom, stunning living/dining room with a roof lantern and bi-fold doors to the garden, three good sized bedrooms and a modern bathroom. To the front there is an area of lawn and a driveway offering parking and access to the garage which leads through to a **GYM**. The good sized rear garden has a decked seating area adjacent to the house and a new fully insulated **HOME OFFICE** to the rear with a further patio area.

**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:**

Timber framed, pitched, canopy porch with front door into:

**HALLWAY:**

Stairs to first floor with understairs cupboard and doors to:

**CLOAKROOM:**

Window to front. WC and vanity cupboard with wash hand basin.

**KITCHEN:**

Window to front and door to garage. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset gas hob with extractor over and double oven below. Space and plumbing for washing machine and dishwasher.

**LIVING/DINING ROOM:**

Large roof lantern and bi-fold doors to the garden. Original fireplace with wood burning stove and granite hearth. Media wall with TV and sound bar recess, fitted cupboards and shelving.

**FIRST FLOOR LANDING:**

Window to side. Loft access and doors to:

**BEDROOM 1:**

Window to rear and fitted wardrobe cupboard with mirror doors.

**BEDROOM 2:**

Window to front and fitted cupboard.

**BEDROOM 3:**

Window to rear and decorative panelling to half height.

**BATHROOM:**

Window to front. Panelled bath with rainfall shower over, vanity drawers with wash hand basin, WC and heated towel rail.

**OUTSIDE:**

To the front there is an area of lawn and a driveway offering parking and access to:

**GARAGE:**

Up and over door, power and light. Utility area with space for appliances, boiler and access to:

**GYM:**

Newly installed in 2025 with a glazed door to the garden.

**REAR GARDEN:**

Decked seating area adjacent to the house with retaining sleepers and steps up to an area of lawn with a shed and log store. A path leads to the rear patio area with access to:

**HOME OFFICE:**

Newly installed in 2025 with windows to front and bi-fold doors to the patio area. Fully insulated with LED down lights and electric heating.

**TENURE & SERVICES:**

Freehold. Mains water, drainage, gas and electricity are connected. HIVE controlled 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.

