

**The Drove, SP10**  
 Approximate Gross Internal Area = 106.6 sq m / 1147 sq ft  
 Approximate Outbuilding Internal Area = 29.8 sq m / 321 sq ft  
 Approximate Total Internal Area = 136.4 sq m / 1468 sq ft

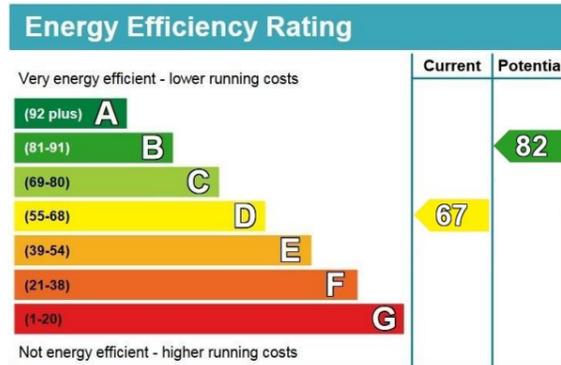
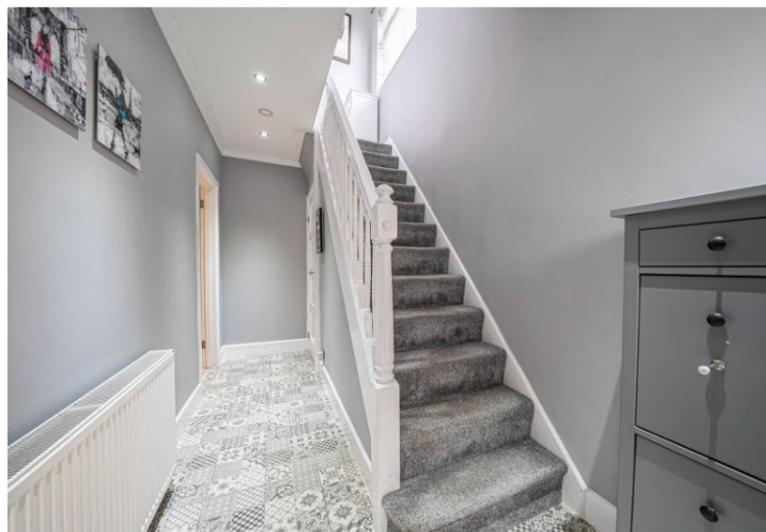


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**The Drove, Andover**

**Guide Price £460,000 Freehold**



- Entrance Hall
- Snug
- 3 Bedrooms
- Driveway Parking
- Studio

- Kitchen/Dining Room
- Living Room
- Modern Bathroom
- Landscaped Garden
- Close to Amenities

**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 extended semi-detached house is located in an established residential area close to local shops and schools. The well presented and spacious accommodation comprises entrance hall with stairs to the first floor, a snug with an open fireplace, a stunning kitchen/dining room with fitted appliances, an open fireplace and bi-fold doors into a living room with French doors opening out to the garden. Upstairs there are three bedrooms and a modern bathroom. Outside there is driveway parking to the front whilst a particular feature of the property is the landscaped and low maintenance rear garden which benefits from a fully insulated studio to the rear with a decked frontage, cloakroom and heating/air conditioning.

**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:**

Front door into:

**ENTRANCE HALL:**

Stairs to first floor, decorative tiled effect flooring and understairs cupboard.

**SNUG:**

Window to front and open fireplace with slate tiled hearth. Open access to:

**KITCHEN/DINING ROOM:**

Extensive range of eye and base level cupboards and drawers with work surfaces over and inset ceramic sink with drainer. Inset ceramic hob with extractor over and oven below. Integral dishwasher, washing machine and fridge/freezer. Open aspect to **DINING AREA** with open fireplace housing a wood burning stove. Bi-fold doors lead to:

**LIVING ROOM:**

Window and French doors to the rear garden. Decorative panelled wall and herringbone effect flooring.

**FIRST FLOOR LANDING:**

Window to side and doors to:

**BEDROOM 1:**

Window to front and fitted wardrobe cupboards to both sides of the chimney breast.

**BEDROOM 2:**

Window to rear and airing cupboard with wall mounted boiler.

**BEDROOM 3:**

Window to front.

**BATHROOM:**

Windows to rear. Panelled bath with rainfall shower over, vanity cupboards and drawers with wash hand basin and WC.

**OUTSIDE:**

To the front there is driveway parking for several cars and gated access to:

**REAR GARDEN:**

Enclosed garden with a patio area adjacent to the house with an outside tap. The remainder is gravelled and arranged on three levels with a path to the rear where there is a fully insulated **STUDIO** with a decked verandah to the front, a cloakroom and air conditioning/heating.

**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.

