

Bridle Close, SP11
 Approximate Gross Internal Area = 146.9 sq m / 1582 sq ft (excludes lean to)
 Approximate Outbuilding Internal Area = 4.7 sq m / 51 sq ft
 Approximate Total Internal Area = 151.6 sq m / 1633 sq ft

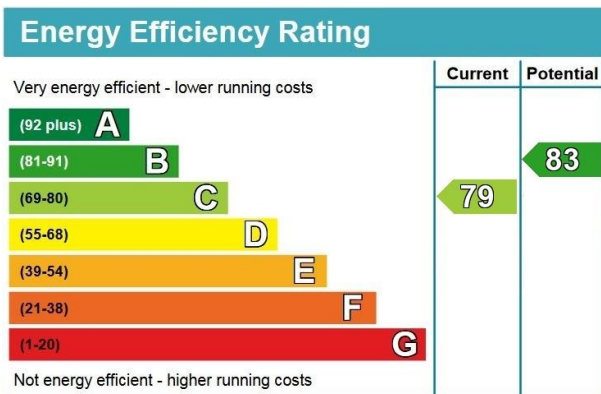


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Bridle Close, Andover

Guide Price £525,000 Freehold



- Hallway
- Sitting Room
- Dining Room & Play Room
- Bathroom
- Driveway Parking

- Cloakroom & Boot Room
- Kitchen/Breakfast Room
- Master Bedroom Suite
- 3 Further Bedrooms
- Secluded Garden & Office Pod

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 only 10 years ago by Persimmon Homes, this detached house occupies a corner plot in a tucked away location at the end of a cul-de-sac with views to the front and rear over farmland. The accommodation, which has been re-configured and extended by the current owners, comprises hallway, boot room, living room, cloakroom, large kitchen/breakfast room with open access to a play room and stunning dining room with bi-fold doors to the garden and a utility area. To the first floor there is a master bedroom with ensuite shower room, three further bedrooms and a bathroom. Outside there is driveway parking leading to a partial garage (storage only) and a good sized, secluded, rear garden which backs on to fields and benefits from an office pod with power and wi-fi connection.

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. Bridle Close runs through the eastern phase of the Picket Twenty development bordering Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees day nursery, a community hall, a Co-Op store and an Urban park.

ACCOMMODATION: Front door into:

HALLWAY: Stairs to first floor and doors to:

BOOT ROOM: Shoe cupboards and shelving.

LIVING ROOM: Window to front with views over farmland.

CLOAKROOM: WC and wash hand basin.

KITCHEN/BREAKFAST ROOM: Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Inset induction hob with extractor over and double oven below. Integral dishwasher, space and plumbing for American style fridge/freezer, cupboard with wall mounted boiler and open aspect to a **PLAYROOM**.

DINING ROOM: Bi-fold doors to the garden and a sky lantern. Access to:

UTILITY AREA: Window to side. Space and plumbing for washing machine and tumble drier with shelving.

FIRST FLOOR LANDING: Window to side. Loft access, linen cupboard and doors to:

MASTER BEDROOM: Windows to front with views over farmland. Fitted wardrobe cupboards and drawers. Door to:

ENSUITE SHOWER ROOM: Window to front. Double shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2: Window to rear with views over farmland and wardrobe cupboards.

BEDROOM 3: Window to front with views over farmland and wardrobe cupboards.

BEDROOM 4: Window to rear with views over farmland and wardrobe cupboards.

BATHROOM: Window to rear. Panelled bath with shower over, wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is an area of lawn, a path to the front door and a side gate giving access to the covered lean-to. A driveway offers generous parking with visitors' spaces located opposite. An up and over door leads to the partial garage (storage only).

REAR GARDEN: Good sized corner garden which is fully enclosed and backs on to farmland. Area of lawn with a decked seating area to the rear. To the side there is a covered lean-to/shed with power and outside tap. **OFFICE/POD** with electric heating and wi-fi connection.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there is a current estate charge of £265 p/a.

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.

