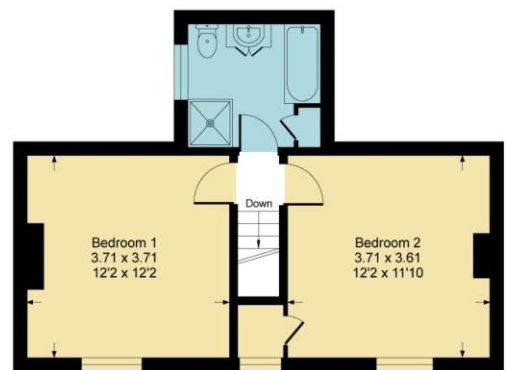
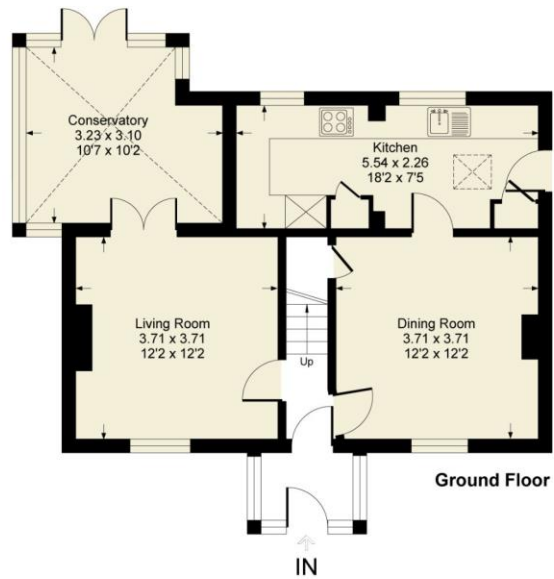


Amesbury Road, SP11
Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft



First Floor



Ground Floor

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



Amesbury Road, Weyhill

Guide Price £365,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- Entrance Porch
- Living Room
- Dining Room
- 2 Double Bedrooms
- Driveway Parking

- Hallway
- Conservatory
- Kitchen
- Bathroom
- Attractive Gardens

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 charming, double fronted, detached house which was built in the early 20th century is located on the edge of Weyhill close to the popular Hilliers Garden Centre and restaurant. The well presented accommodation comprises entrance porch, hallway with stairs to the first floor, a living room with a fireplace and doors into a conservatory which overlooks the garden, a dining room - also with a fireplace - a kitchen with generous storage, two double bedrooms and a bathroom with separate shower cubicle. Outside there is an enclosed front garden and gated driveway parking, whilst to the rear there is an attractive garden with a seating area and shed.

LOCATION:

Famous for the site of the ancient Weyhill Fair, the village of Weyhill is located just two and a half miles west of Andover with Casterbridge Lane located off Rectory Lane, adjacent to the most recent fairground site and St Michaels and All Angels church. Village amenities include a petrol station with a shop, a separate farm shop, a garden centre with a food hall and a restaurant and a renowned Indian restaurant. The Weyhill Fairground Site is now home to a Craft Centre with a number of bespoke and artisan retailers, plus a café and a village hall. Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. Andover's 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: Glazed entrance porch with tiled flooring, shoe storage and door into:

HALLWAY:

Stairs to first floor and doors to:

LIVING ROOM:

Window to front. Fireplace with electric fire and French doors to:

CONSERVATORY:

Triple aspect with French doors to the garden.

DINING ROOM:

Window to front. Original open fireplace, recess shelving, understairs storage cupboard and door to:

KITCHEN:

Windows to rear and side door to garden. Generous range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset ceramic hob with extractor over and eye level double oven. Integral dishwasher and fridge/freezer, space and plumbing for washing machine and wall mounted boiler.

FIRST FLOOR LANDING:

Loft access and doors to:

BEDROOM 1:

Window to front and feature cast iron fireplace.

BEDROOM 2:

Window to front. Walk-in wardrobe with window and feature cast iron fireplace.

BATHROOM:

Window to side. Panelled bath with shower attachment, separate shower cubicle, vanity cupboard and drawers with wash hand basin, Wc and shelved storage cupboard.

OUTSIDE:

To the front there is an enclosed garden which is laid to lawn with a path to the front door. To the side there is a gated block paved driveway offering parking for several cars. There is also further parking to the front of the property. Double gates to:

REAR GARDEN:

Block paved path adjacent to the rear of the property extending to one side and leading to the shed and oil tank. The remainder is laid to lawn with a seating area, mature shrubs and flower borders.

TENURE & SERVICES:

Freehold. Mains water, drainage and electricity are connected. Oil fired boiler provides central heating to radiators and hot water.

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.

