



Winchester Road, SP10
 Approximate Gross Internal Area = 182.7 sq m / 1967 sq ft
 Approximate Garage Internal Area = 34.1 sq m / 368 sq ft
 Approximate Total Internal Area = 216.8 sq m / 2335 sq ft
 (excludes restricted head height)



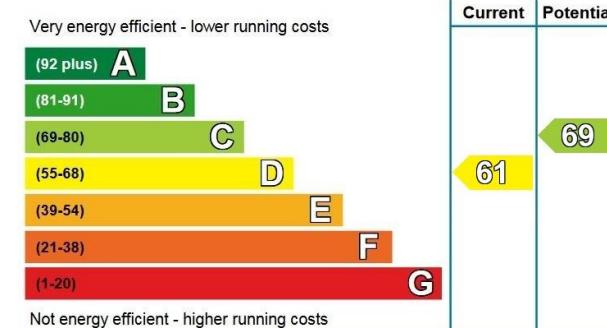
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Energy Efficiency Rating



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.



Winchester Road, Andover

Guide Price £760,000 Freehold

- **Entrance Hallway**
- **Generous Dining Room**
- **Kitchen/Breakfast Room**
- **Master Bedroom Suite**
- **Family Bathroom**
- **Expansive Living Room**
- **Study & Separate Office/Hobby Room**
- **Cloakroom & Utility Room**
- **Three Further Double Bedrooms**
- **Double Garage & Driveway Parking**

Beautifully appointed throughout, this substantial, four-double-bedded, detached family home was originally constructed in 1934 and is located on one of Andover's most prestigious residential roads. Extended and enhanced to a high standard, the property benefits from not only an excellent location, but also generous driveway parking to the front along with an annexed double garage and additional parking to the rear. Reception space is plentiful, with the ground floor comprising an entrance hallway, a front aspect, bespoke study, generous dining room, an expansive, light and airy, dual-aspect living room, a cloakroom, a kitchen/breakfast room and a utility room. The first floor provides an impressive master bedroom suite, three further double bedrooms and a family bathroom, whilst a second-floor loft room could be used as additional office space or a hobby room if desired.

The property frontage is set aside for generous driveway parking, bordered by mature flower and shrub borders. There is gated access to the rear garden on both sides of the property, one side being wide enough to provide further parking if required. The impressiveness of the accommodation on offer is immediately apparent on entering the hallway with, firstly, access to two front-aspect reception rooms. The dining room with a full-height bay window features modern, solid wood flooring, whilst the bespoke study includes attractive, solid herringbone wood flooring and fitted, built-in storage. Internal, glazed double doors open out from the study into the living room, which has a dual-aspect with a full-height bay window incorporating French doors accessing the rear garden. A modern contemporary cloakroom is located centrally to one side of the ground floor, whilst the kitchen/breakfast room has a dual aspect. The kitchen itself has tiled flooring and has space for a Rangemaster cooker with a six-burner hob, undercounter fridge and freezer and a freestanding dishwasher, along with an extensive range of bespoke eye and base level cupboards and drawers. To the rear of the kitchen/breakfast room is the utility room with external doors to both the side and the rear of the property.

The master bedroom suite on the first-floor benefits from extensive wall-to-wall wardrobe storage, a dressing area and an adjoining ensuite bathroom with a bath, a quadrant shower enclosure, WC, hand wash basin and a heated towel rail. Bedrooms two and three have a front aspect, with bedroom two including fitted wardrobe storage, whilst bedroom four, with a window to the rear, also includes fitted storage. Stairs lead from the landing up to the loft room, a very useful additional space with Velux windows and which could have a number of uses depending on personal requirement. A mature rear garden has a terraced patio area adjacent to the rear of the property, whilst the remainder is laid to lawn with mature flower, shrub and herbaceous borders. There is gated access to a shared driveway with further parking to the front of a double garage with automatic roller doors.

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. Winchester Road can be found on the southern side of Andover and gives good access not only to the town centre but also open countryside with Rooksbury Mill Nature Reserve and the outlying Clatford villages a short distance away. Andover Golf Club can be found on Winchester Road, just a few meters from the property, with the Hampshire Golf Club a short distance further on as Winchester Road heads towards Wherwell, Chilbolton, Stockbridge and the Test Valley.

