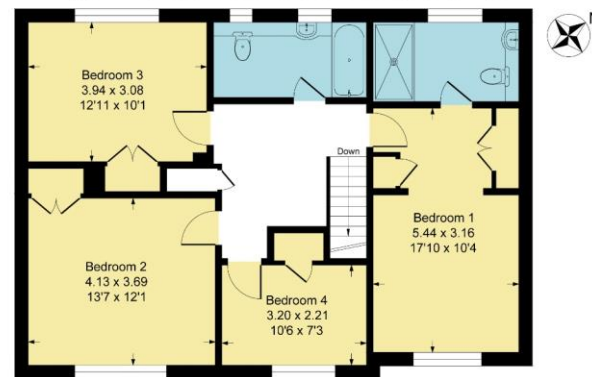
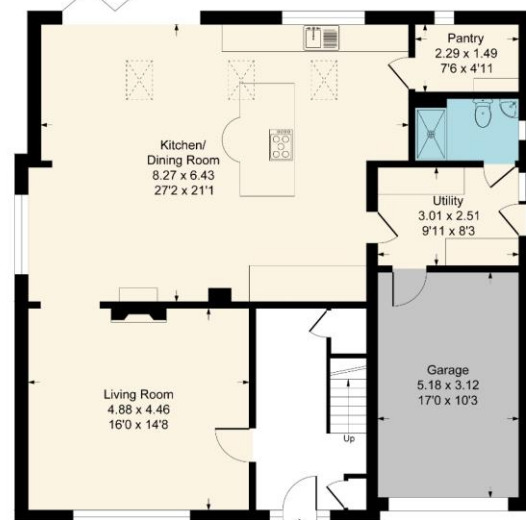


Greenlaw, 8A, Sidmouth Road, Andover, Hampshire, SP10 2QB

Approximate Gross Internal Floor Area = 178.5 sq m / 1922 sq ft
 Approximate Gross Internal Floor Area = 15.5 sq m / 167 sq ft
 Approximate Gross Internal Floor Area = 194.0 sq m / 2089 sq ft



First Floor



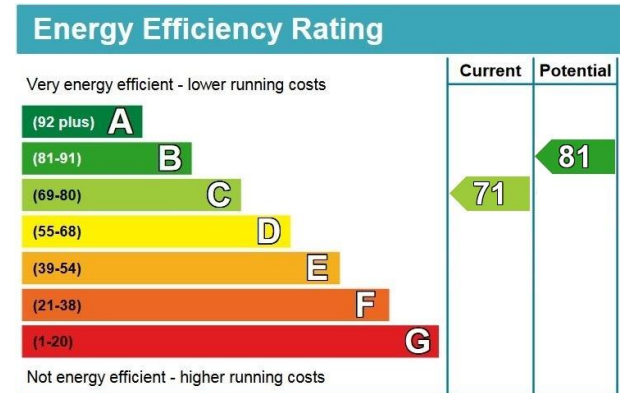
Ground Floor

This floor 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.



Sidmouth Road, Andover

Guide Price £625,000 Freehold



- Living Room
- Utility Room
- Master Bedroom Suite
- Family Bathroom
- Integral Garage

- Kitchen/Living/Dining Area
- Downstairs Shower Room
- 3 Further Bedrooms
- Generous Driveway Parking
- Enclosed Rear Garden

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 beautifully presented detached family home offers spacious and versatile accommodation, having been extended and renovated to a high standard by the current owners. Situated within a quiet, established cul-de-sac, the property is conveniently located close to local primary and secondary schools and within easy reach of the town centre. The accommodation comprises an entrance hallway, living room, and an impressive open-plan kitchen/living/dining area with bi-fold doors opening onto the private rear garden and a walk-in pantry. There is also a utility room and a ground floor shower room. To the first floor, there is a generous master bedroom with en-suite shower room, a modern family bathroom, and three additional well-proportioned bedrooms, all with fitted storage. Externally, the property benefits from driveway parking for multiple vehicles, an integral garage, and an attractive enclosed rear garden.

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. Sidmouth Road is a quiet cul-de-sac found off Highlands Road with good access to the town centre and open countryside. Nearby is the historic Ladies Walk giving footpath access to open countryside.

ACCOMMODATION: Oak framed porch leading to front door into **ENTRANCE HALL** featuring attractive parquet flooring and stairs to the first floor. There is a useful storage cupboard with shelving and a practical understairs storage area with automatic lighting. Door to:

LIVING ROOM: A large front-facing window fills the room with natural light, beautifully complemented by attractive parquet flooring. The focal point is a striking brick fireplace with an oak mantel and granite hearth, featuring a double-sided wood-burning stove shared with the dining area. Open access leads to:

KITCHEN/LIVING/DINING AREA: This exceptional triple-aspect kitchen/living/dining space is flooded with natural light from side and rear windows, roof lights which are electrically operated, along with bi-fold doors opening onto the garden, creating the perfect setting for both family living and entertaining on a larger scale. The beautifully designed kitchen features an extensive range of eye-level, base, drawer and tall units, a Belfast sink, complemented by granite work surfaces, along with integrated appliances including a fridge, freezer and dishwasher. A standout feature is the large central island with inset gas hob and a concealed extractor that rises when in use, together with a curved peninsula providing informal seating. There are also three eye-level ovens with accompanying warming drawers, while a spacious walk-in larder cupboard with rear-facing window adds further practicality and storage.

UTILITY ROOM: Window and door to the side. Range of eye and base level units, granite tops with a stainless steel sink and drainer. Space for washing machine. Wall mounted boiler. Access to garage through an internal door and door to:

SHOWER ROOM: Window to side. Large enclosed shower with glass screen, pedestal hand wash corner basin, WC and heated towel rail. Fully tiled.

FIRST FLOOR LANDING: Spacious landing area with loft access and storage cupboard housing the water tank. Doors to:

MASTER BEDROOM: Window to front. An impressive sized bedroom with generous fitted storage cupboards. Door to:

ENSUITE SHOWER ROOM: Window to rear. Large fully enclosed shower cubicle with glass screen. A large vanity unit running wall to wall housing an inset hand wash basin and WC. Heated towel rail. Fully Tiled.

BEDROOM 2: Window to front. Fitted wardrobes cupboards.

BEDROOM 3: Window to rear. Fitted wardrobe cupboards.

BEDROOM 4: Window to front. Fitted wardrobes cupboard.

FAMILY BATHROOM: A dual-aspect room with rear-facing windows providing plenty of natural light. The suite comprises a stylish P-shaped panelled bath with overhead shower and glass screen, together with a large vanity unit incorporating an inset wash hand basin and WC. Additional features include a wall-mounted illuminated mirror, heated towel rail, and fully tiled walls.

OUTSIDE: Enclosed by gates, the property benefits from a generous block-paved driveway providing off-road parking for several vehicles. Attractive shrubs and planted borders enhance the frontage, while access to the integral garage is provided via an up-and-over door. There is also access to the rear garden via a side gate.

REAR GARDEN: A private, enclosed rear garden offering a wonderful outdoor space for both relaxation and play. A paved patio provides an ideal seating and entertaining area, with steps leading down alongside a pathway that runs adjacent to the property and opens onto a generous lawn. The garden also benefits from two useful storage sheds and a charming Wendy house, making it perfect for families. Additional features include an external power point for added convenience.

TENURE & SERVICES:

Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

