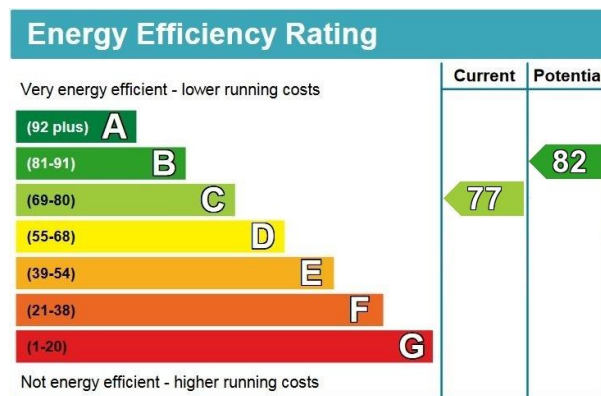


**Elizabeth Court, SP11**  
 Approximate Gross Internal Area = 188 sq m / 2024 sq ft  
 Approximate Garage / Workshop Internal Area = 35.4 sq m / 382 sq ft  
 Approximate Total Internal Area = 223.4 sq m / 2406 sq ft



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



**Elizabeth Court, Penton Corner**

**Guide Price £700,000 Freehold**

- Immaculate Modern Family Home
- Open Plan Kitchen/Breakfast Room
- Utility Room
- Four Further Double Bedrooms
- Double Garage & Driveway Parking
- Entrance Hallway & Cloakroom
- Living Room, Dining Room & Office
- Two Ensuite Double Bedrooms
- Separate Bathroom & Shower Room
- Attractive Mature 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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Immaculately presented throughout, this modern, six-double-bedroomed family home, owned by the current vendors from new, provides generous and versatile living space, perfect for an expanding family or for bringing the wider family together under "one roof" if desired. The property benefits from an excellent location just west of Andover with easy access to the transport network and schools catering for all age groups. Open countryside is literally on the doorstep with the villages of Weyhill and Penton Mewsey both just half a mile away. Constructed to a high standard in 2003 with an attractive brick & flint frontage, the property is just one of six in a quiet cul-de-sac. The accommodation itself, arranged over three floors, is exceptional and follows a practical layout with a ground floor comprising an entrance hallway, a kitchen with an open-plan flow through to both a breakfast room and a utility room, a cloakroom, a dual-aspect living room with log burner plus a separate dining room and an office.

The first floor provides the master bedroom suite, a second ensuite double bedroom, two further double bedrooms and a family bathroom, whilst the second floor has two further double bedrooms serviced by a separate shower room. Outside, a practical and attractive, mature rear garden features a patio that spans the rear of the property with the remainder laid to lawn, bordered by raised borders with flowers, shrubs and ornamental trees, plus a decked seating area. There is a personal door providing access into the double garage along with a garden shed and a log store. A paved path wraps around one side of the property and leads to a separate courtyard garden before leading onto gated access to the driveway at the front of the property. The driveway provides vehicular access into the attached double garage which has automatic sectional doors, power and lighting.

The property is located in the hamlet of Penton Corner, just over two miles west of Andover's town centre. Elizabeth Court can be found just off the A342, Andover to Weyhill road via Short Lane. Just 200m north of the property is the ancient Harrow Way drove road which originally linked Dover in Kent to Devon. The route would have been used to and from the nearby Weyhill Fair, the site of which is just a mile to the west in the village of Weyhill and is now home to a Craft Centre with a number of bespoke and artisan retailers, plus a café and a village hall. Weyhill village amenities include a petrol station with a convenience store, a farm shop, a garden centre with a food hall and a restaurant and a renowned Indian restaurant. Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. A bus stop within two minutes' walk of the property provides a regular service into Andover via the mainline station or Salisbury. The Bus Stop also serves Peter Symonds College Bus. 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. The Weyhill Road area of Andover, less than a mile east of the property, has numerous additional local amenities, including convenience stores, various fast food outlets, public houses, a supermarket, a petrol station, a country store and a renowned bakery and award-winning fish and chip shop. Andover's hospital is a short distance away, as are dental and GP practices, as well as Charlton village, which has further local amenities, including an extensive leisure park.

