

**Kingfishers, SP9**

Approximate Gross Internal Area = 132.7 sq m / 1429 sq ft  
 Approximate Garage Internal Area = 10.6 sq m / 115 sq ft  
 Approximate Total Internal Area = 143.3 sq m / 1544 sq ft

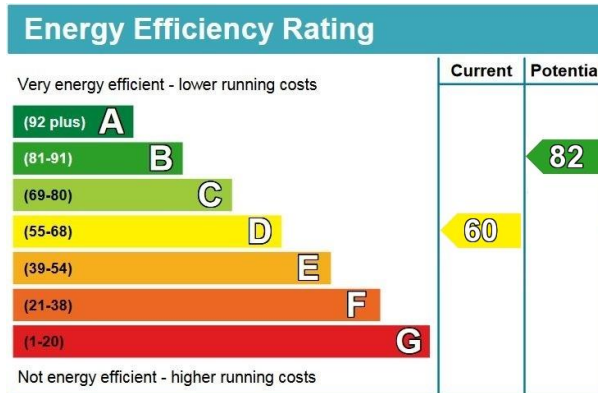


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Kingfishers, Shipton Bellinger**

**Guide Price £455,000 Freehold**



- Village Location
- Kitchen & Dining Room
- Conservatory
- Three Further Bedrooms
- Garage & Driveway Parking
- Second Floor Living Room
- Utility Room & Cloakroom
- Master Bedroom Suite
- Family Bathroom
- Low Maintenance 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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ  
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**DESCRIPTION:** Immaculately presented throughout, this four-bedroomed, detached house is located within a quiet cul-de-sac in the heart of the village of Shipton Bellinger. The property offers over 1500 square feet of accommodation and includes a sympathetically converted loft space which now provides a light and airy, dual aspect living room. Alongside the loft conversion, the current vendors have updated the property to a high standard throughout their tenure, with the accommodation comprising a ground floor with an entrance porch, a dining room, a kitchen, a utility room, a cloakroom and a conservatory. The first floor provides a master bedroom suite, three further bedrooms and a family bathroom with stairs leading up to the living room which occupies the original loft space, now converted. Outside, there is driveway parking to the front of the property with access to an integral garage, whilst to the rear is a low-maintenance, south-easterly-facing garden.

**LOCATION:** The village of Shipton Bellinger lies approximately 13 miles north of Salisbury and 12 miles west of Andover on the eastern edge of Salisbury Plain. Shipton Bellinger has many local amenities, including a Primary School, a convenience store and a mobile post office, a Garage, a Sports & Social Club, a Church and a Village Community Centre. A wider range of shopping and recreational facilities are available in nearby Salisbury, Tidworth, Amesbury and Andover. The A303 is close by and provides a link to the M3 and on to London. Mainline rail services are available from both Grateley (4 miles) and Andover to London Waterloo. The area is well known for its good schooling with a choice of village primary schools and notable independent and grammar schools nearby. Sporting opportunities in the area abound and there are superb walking and riding opportunities in the immediate vicinity. Kingfishers is a quiet, established cul-de-sac off the High Street.

**OUTSIDE:** The property frontage includes a tarmac driveway which provides access to an integral garage with up and over door, power and lighting plus an oil-fired boiler. There is gated access to the rear garden to one side of the property and access to the front door which leads into an entrance porch.

**DINING ROOM:** Good-sized dining room with a bay window to the front. Modern, contemporary, electric, feature fireplace. Radiator. Door to:

**KITCHEN:** Window to the rear and French doors leading to the conservatory. The kitchen includes a range of eye and base-level cupboards and drawers with granite worksurfaces over, plus matching upstands. The work surface extends to a peninsular breakfast bar which includes an inset Neff induction hob with bespoke ceiling extractor over. Inset Villeroy & Boch sink, built-in, eye-level, combination oven and oven/grill, integral dishwasher and integral fridge freezer. Open plan access to:

**UTILITY ROOM:** External door to the side. Granite work surface over space and plumbing for a washing machine. Full-height and eye-level storage cupboards. Door to:

**CLOAKROOM:** Concealed cistern WC, vanity hand wash basin with cupboard storage below. Radiator.

**CONSERVATORY:** Glazed to the rear and to both sides with French doors leading into the rear garden. Clay tiled flooring. Power sockets.

**MASTER BEDROOM SUITE:** Window to the front, wall to wall, fitted wardrobe storage. Radiator and door to an ensuite shower room, fully tiled throughout with a window to the side. Double walk-in shower enclosure, concealed-cistern WC, vanity hand wash basin with deep drawer storage below. Heated towel rail.

**BEDROOM TWO:** Rear aspect double bedroom. Radiator.

**BEDROOM THREE:** Good-sized single bedroom with a window to the rear. Radiator. Currently used as an office.

**BEDROOM FOUR:** Good-sized single bedroom with a window to the front. Recess space for wardrobe storage. Radiator.

**FAMILY BATHROOM:** Window to the side. Fully tiled throughout. Panelled bath with a shower over, close-coupled WC, pedestal hand wash basin and a heated towel rail.

**LIVING ROOM:** Occupying all of the second floor following conversion of the loft space, light and airy, dual-aspect living space with Velux windows to both sides. Doors to eaves storage space on both sides including access to an unvented hot water cylinder. Modern, contemporary, electric, feature fireplace.

**REAR GARDEN:** Low-maintenance, south-easterly-facing rear garden with a patio area to one side of the conservatory. The remainder is laid to lawn with mature herbaceous and flower gravel borders. External tap. A path to one side has gated access to the front of the property.

**TENURE & SERVICES:** Freehold. Mains drainage, water and electricity are connected. Oil-fired central heating via radiators.

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.

