

Rooksbury Road, SP10

Approximate Gross Internal Area = 122.2 sq m / 1316 sq ft
 Approximate Garage Internal Area = 15.2 sq m / 164 sq ft
 Approximate Total Internal Area = 137.4 sq m / 1480 sq ft

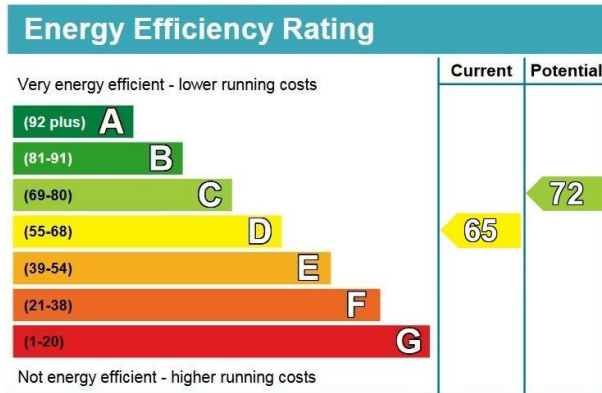


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



Rooksbury Road, Andover

Guide Price £635,000 Freehold



- Entrance Hall
- Dining Room
- Utility Room
- Bath & Shower Room
- Beautiful Garden

- Living Room
- Kitchen/Breakfast Room
- 4 Double Bedrooms
- Garage & Driveway
- Stunning Views

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 impressive, detached, house occupies an elevated position in a sought after residential road enjoying views over the surrounding area and within close walking distance of the Rooksbury Mill Nature Reserve. The spacious accommodation comprises entrance hall with stairs to the first floor, a cloakroom, living room with open aspect into a dining room with patio doors to the rear garden, a kitchen with integral appliances, a breakfast area and useful utility room, whilst to the first floor there are four double bedrooms, a bathroom and shower room. To the front there is a garage, generous driveway parking and steps up to the front door whilst a particular feature is the beautiful rear garden with two seating areas, a shed and greenhouse.

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.

ACCOMMODATION: Front door into:

ENTRANCE HALL: Window to front. Stairs to first floor, cloaks cupboard, further storage cupboard and doors to:

CLOAKROOM: Window to front. Vanity drawer with wash hand basin and WC.

LIVING ROOM: Window to front with views and open access to:

DINING ROOM: Patio doors to the rear garden. Open fireplace with marble surround and hearth.

KITCHEN/BREAKFAST ROOM: Window to rear. Range of eye and base level cupboards and drawers with work surfaces over and inset sink with drainer. Space for range style cooker with extractor over. Integral dishwasher and fridge. Open access to breakfast area with patio doors to the garden. Door to:

UTILITY ROOM: Window to side. Range of cupboards with work surface and inset stainless steel sink. Space and plumbing for washing machine and tumble drier and cupboard with wall mounted boiler.

FIRST FLOOR LANDING: Window to front with views and storage cupboard. Doors to:

BEDROOM 1: Window to rear.

BEDROOM 2: Window to front with views and loft access.

BEDROOM 3: Window to rear. Access to loft.

BEDROOM 4: Window to rear.

BATHROOM: Window to front. Panelled bath with rainfall shower over, wash hand basin, WC, heated towel rail and wall mounted cupboard.

SHOWER ROOM: Window to side. Double shower cubicle, vanity cupboard with wash hand basin, WC, heated towel rail and wall mounted mirror cupboard.

OUTSIDE: To the front there is a driveway offering parking for five cars and access to the **GARAGE** with power and light. Steps lead up to the front door and access to:

REAR GARDEN: Good sized and well maintained garden with a patio area adjacent to the property with retaining brick walls and an outside tap. Steps lead up to an area of lawn with retaining sleepers forming flower and shrub borders. To the rear there is a decked seating area, a greenhouse, shed and raised fruit and vegetable beds.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to 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.

