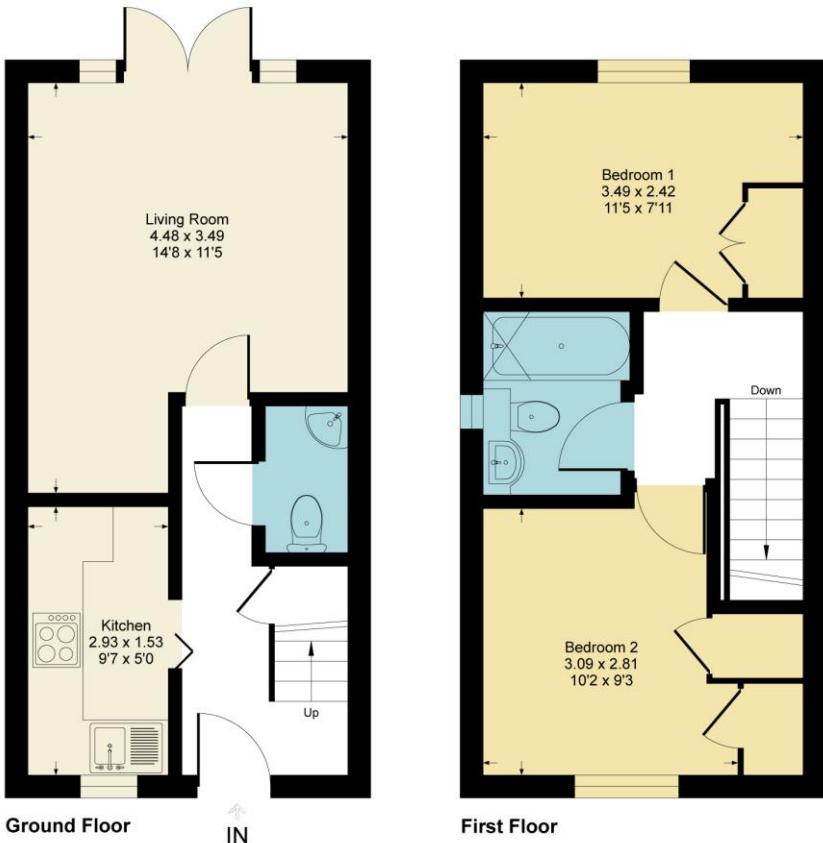
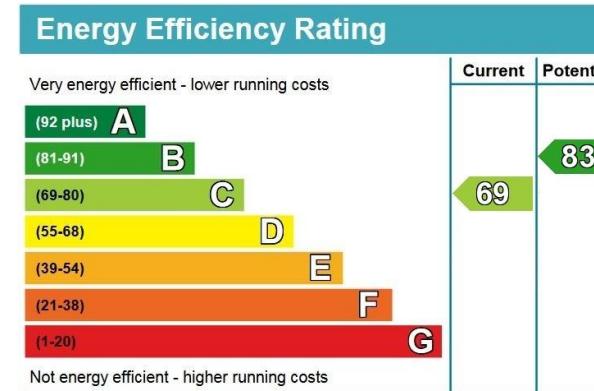


**Lodge Drive, SP11**  
Approximate Gross Internal Area = 52.7 sq m / 568 sq ft



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.



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.



**Lodge Drive, Weyhill**

**Guide Price £260,000 Freehold**

- **No Onward Chain**
- **Cloakroom**
- **Living/Dining Room**
- **Bathroom**
- **Attractive Communal Gardens**

- **Entrance Hallway**
- **Kitchen**
- **Two Double Bedrooms**
- **Private Rear Garden**
- **Allocated Parking**

**DESCRIPTION:** Available to the property market with No Onward Chain, this two-double-bedded, end-of-terrace property is tucked away amongst attractive, mature and well-maintained communal gardens in the heart of the village of Weyhill, just two and a half miles west of Andover. The property has been extensively updated prior to coming to market, with updates including new glazing throughout, along with a new oven/grill and hob. Other benefits include two allocated parking spaces plus a private rear garden as well as proximity to local amenities and the local transport network. The accommodation itself comprises an entrance hallway, a kitchen, a cloakroom, a living/dining room, two double bedrooms and a bathroom.

**LOCATION:** Famous for the site of the ancient Weyhill Fair, the village of Weyhill is located just two and a half miles west of Andover with Lodge Drive itself just off Red Post Lane, on the south side of the village, opposite the most recent Fairground site and St Michaels and All Angels church. Village amenities include a petrol station with a shop, a separate farm shop, a garden centre with a food hall and a restaurant and a renowned Indian restaurant. The Weyhill Fairground Site is now home to a Craft Centre with a number of bespoke and artisan retailers, plus a café and a village hall. 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.

**OUTSIDE:** A private driveway leads from the highway through attractive communal gardens to a private parking area. Within the Lodge Drive complex is a communal lawn, bin storage and laundry drying area. A footpath leads from the parking area, direct to the front door of the property within the main courtyard.

**ENTRANCE HALLWAY:** Stairs to the first floor. Low-level door to a built-in, understairs storage cupboard. Wall-mounted electric storage heater. Door to:

**KITCHEN:** Window to the front. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer, (newly installed) inset electric hob with an extractor over and a (newly installed) oven/grill below. Freestanding washing machine and a freestanding fridge/freezer. Consumer unit (newly installed during 2024).

**CLOAKROOM:** Close-coupled WC, hand wash basin and a wall-mounted electric fan heater.

**LIVING/DINING ROOM:** Newly installed French doors with full-height glazed side panels providing access to the rear garden. Wall-mounted electric storage heater.

**FIRST FLOOR LANDING:** Loft access. Doors to:

**BEDROOM ONE:** Double bedroom with a window to the rear. Double doors to a built-in wardrobe cupboard. Wall-mounted electric panel heater.

**BEDROOM TWO:** Front aspect double bedroom. Door to a built-in wardrobe storage cupboard. Door to a built-in airing cupboard housing an unvented hot water cylinder. Wall-mounted electric panel heater.

**BATHROOM:** Window to the side. Fully tiled bath enclosure with a panelled bath and mixer shower attachment over. Close-coupled WC, pedestal hand wash basin and a wall-mounted electric fan heater.

**REAR GARDEN:** Private, low-maintenance rear garden with a patio adjacent to the rear of the property, with then the remainder laid to gravel, enclosed by a brick wall to the rear and panelled fencing to the sides. Garden shed and gated side access to the communal laundry drying area adjacent to the side of the garden.

**TENURE & SERVICES:** Freehold. Mains drainage, water and electricity are connected. Electric storage heaters and hot water via three separate tariffs. Annual management fee of £840 which is payable in monthly instalments.

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.

