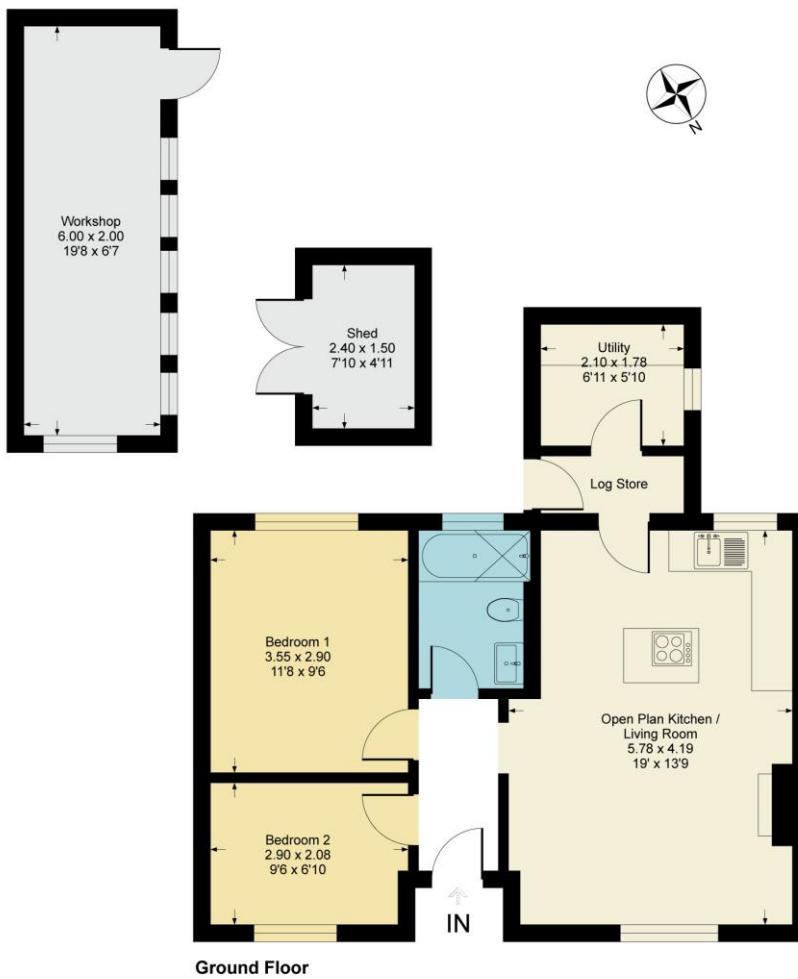


Meadow View, SP4

Approximate Gross Internal Area = 54.2 sq m / 584 sq ft
 Approximate Outbuilding Internal Area = 15.6 sq m / 168 sq ft
 Approximate Total Internal Area = 69.8 sq m / 752 sq ft



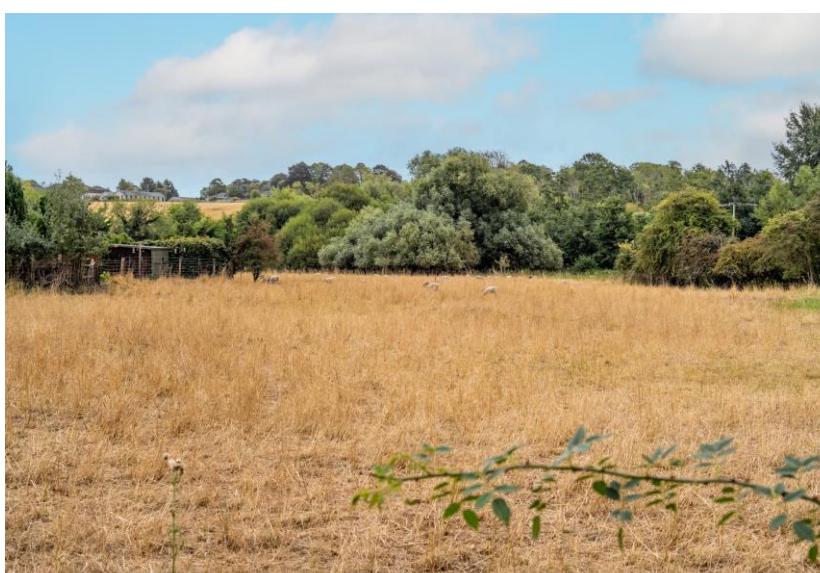
This floor plan is for representation purposes only as defined by the RICS Code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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

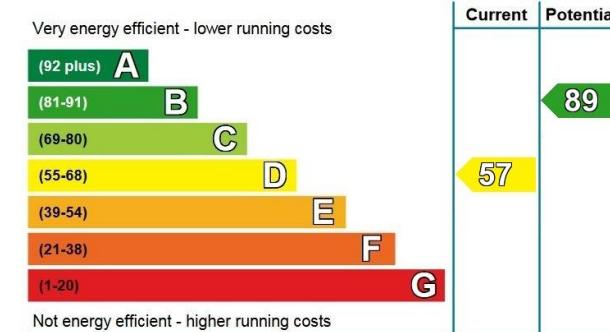


Meadow View, Haxton

Guide Price £299,950 Freehold



Energy Efficiency Rating



- **Entrance Hall**
- **Kitchen Area**
- **2 Bedrooms**
- **Driveway Parking**
- **Workshop & Shed**

- **Living Area**
- **Utility Room**
- **Bathroom**
- **Rear Garden**
- **Rural Outlook**

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 charming bungalow is located in the heart of the rural village of Haxton with an outlook to the front over farmland. The accommodation, modernised extensively internally by the current owners, comprises an entrance hall, a living area with open-plan access to a contemporary kitchen, a rear lobby with a log store and a utility room, two bedrooms and a modern bathroom. To the front there is generous driveway parking with gated access to the rear garden, which boasts a large workshop and a separate shed. The property offers scope for extension if desired, subject to the required planning permission.

LOCATION: Haxton is a small village located in the county of Wiltshire on the eastern edge of Salisbury Plain. Nestled in the Avon valley, the village is known for its picturesque countryside, historic buildings, and friendly community, making it a popular destination for tourists and outdoor enthusiasts alike. The village itself, along with neighbouring Netheravon on the opposite side of the River Avon, benefits from local amenities, including a convenience store, a post office, a primary school which has maintained a "good" Ofsted rating, a public house and a bespoke coffee shop which offers much more than just coffee. The location has excellent transport links with proximity to the A303 and also rail links with Grateley mainline station eight miles to the southeast serving London Waterloo in just over an hour. Pewsey mainline station has links direct to Paddington in exactly an hour.

ACCOMMODATION: Open porch with front door into:

ENTRANCE HALL: Doors to:

LIVING AREA: Window to the front. An original open fireplace now houses a modern wood-burning stove. Open access to:

KITCHEN: Window to the rear. A contemporary range of eye and base-level cupboards and drawers with work surfaces over and inset sink. Island with inset electric hob, further cupboards and seating. Eye-level oven and microwave, integral appliances and door to:

REAR LOBBY: Door to rear garden, log store and door to:

UTILITY ROOM: Window to the front. Work surface with cupboards below and space and plumbing for washing machine.

BEDROOM 1: Double bedroom with a window to rear.

BEDROOM 2: Small double bedroom with a window to the rear.

BATHROOM: Modern, contemporary bathroom with a window to the rear. Fully tiled bath enclosure with a panelled bath and rainfall shower system over, vanity drawers with wash hand basin and WC.

OUTSIDE: To the front there is an area of lawn with trees and shrubs. A driveway offers parking for several cars and gated access to:

REAR GARDEN: Gravelled and paved area adjacent to the house and extending via a gravel path to the rear. Area of lawn, a shed and a workshop with windows to two sides.

TENURE & SERVICES: Freehold. Mains water, drainage and electricity are connected. Heating via electric 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.

