

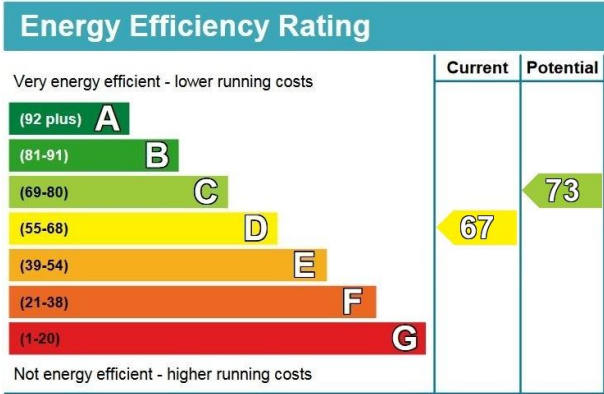
Winchester Road, SP10
Approximate Gross Internal Area = 145.5 sq m / 1567 sq ft



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.



Winchester Road, Andover **Guide Price £575,000 Freehold**



- Kitchen/Dining/Family Room
- Utility Room
- Master Bedroom Suite
- Family Bathroom
- Mature Garden
- Sitting Room
- Cloakroom
- 2 Further Double Bedrooms
- Generous Parking
- Period Property

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
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION:

Austin Hawk are delighted to present this substantial period detached property, full of character and original features, situated on one of Andover's most sought-after residential roads. Lovingly refurbished and maintained by the current owner, this beautiful home effortlessly blends timeless charm and modern comfort. The spacious accommodation comprises an entrance hallway, open-plan kitchen/dining/family room, useful utility room with a shower, elegant sitting room, cloakroom, generous master bedroom with ensuite and two further bedrooms. Externally, the property boasts a sizeable driveway providing ample off-road parking and a secluded rear garden perfect for relaxing.

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:

Enter the property via a generous recess porch featuring original quarry tiles and a front door, opening into a welcoming hallway with a decorative side window, under stairs storage, and stairs to the first floor. Double doors lead directly into the kitchen/dining/family Room. The recently upgraded contemporary open-plan kitchen is equipped with wooden worktops, a central island, a gas five-ring range cooker with extractor above, an integral dishwasher and fridge. The inviting space flows into the dining and family areas, enhanced by bifold doors that open onto the garden. A sizeable utility room provides additional convenience, complete with shower facilities. The elegant sitting room boasts a beautiful bay window to the front and is complemented by a cosy wood burner. There is also a useful downstairs cloakroom for busy family life.

FIRST FLOOR:

A landing with loft access and doors leading to all rooms: A spacious master bedroom featuring a beautiful bay window overlooking the front, fitted wardrobes, and charming original features. The room flows into a private ensuite with a shower cubical, w/c and wash hand basin. Two additional well proportioned bedrooms and a stylish family bathroom boasting dual aspect windows, which flood the space with natural light.

OUTSIDE:

A large gravel driveway provides ample off-street parking, framed by mature shrubs for added privacy. The original front, rich in character, is sheltered beneath an open recess porch featuring classic quarry tiles. A secure side gate offers convenient access to the rear of the property.

REAR GARDEN:

Directly adjacent to the property, shingle & patio areas provide inviting spaces for outdoor living. Beyond the garden, steps lead down to an area of lawn with stepping slabs leading to storage sheds at the bottom. The whole garden is beautifully surrounded by mature plants & trees.

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.

