



EVANS & PARTRIDGE

**32 BISHOPS WAY
ANDOVER, HAMPSHIRE**















32 BISHOPS WAY, ANDOVER, HAMPSHIRE SP10 3EH

**A LARGE DETACHED SIX BEDROOM FAMILY HOUSE WITH BEAUTIFULLY PRESENTED ACCOMMODATION FEATURING OPEN PLAN LIVING
STANDING IN A MATURE FIFTH OF AN ACRE PLOT WITH A LARGE REAR GARDEN
IN A QUIET HIGHLY SOUGHT-AFTER ROAD CLOSE TO THE RAILWAY STATION**

RECEPTION HALL • LIVING ROOM • DINING ROOM • GARDEN ROOM • LUXURY KITCHEN
INNER HALLWAY • UTILITY ROOM • BOILER / FREEZER ROOM • CLOAKROOM
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM • BEDROOM TWO WITH SHOWER AREA
FOUR FURTHER BEDROOMS • LUXURY FAMILY BATHROOM • LOFT ROOM
PARKING • LONG OUTBUILDING • ATTRACTIVELY LANDSCAPED WELL ENCLOSED GARDENS

OFFERS INVITED AROUND £785,000 FREEHOLD

DESCRIPTION

A detached house that has been extended by the present owners to provide extensive well-appointed and beautifully presented family accommodation, light and airy throughout with good sized rooms. A particular feature of this property is the large well enclosed rear garden with mature walnut tree and useful outbuilding. The accommodation comprises a reception hall, living room with open fireplace, dining room, garden room and luxury German kitchen and an inner hall with utility, separate boiler room and cloakroom. To the first floor there are six bedrooms (two with en suite showers), and an excellent family bathroom and useful carpeted loft.

LOCATION

The property is situated in a highly favoured and quiet road that is not used as a thoroughfare and is within easy walking distance of the town centre and railway station. Andover offers a comprehensive range of shopping, educational, medical and leisure facilities, including a newly constructed Leisure Centre as well as a mainline railway station providing fast services to Waterloo in just over the hour (both within five minutes' walk). The A303 is close at hand allowing convenient access to London and the West Country and the picturesque town of Stockbridge, traversed by the renowned River Test, is approximately 9 miles away. The cathedral cities of Winchester and Salisbury are both within 30 minutes' drive, as is Basingstoke.

ACCOMMODATION

Contemporary lantern light. Panel door with full height obscure glazed windows to either side leading into:

LARGE RECEPTION HALL Coir mat at threshold. Oak flooring. Stairs with balustrade to side rising to first floor. Understairs cupboard. LED down lighters. Display shelf. Two openings into dining/entertaining room. Panel door into living room.

LIVING ROOM (*Large reception room*) Inset Jetmaster fire. Window to front aspect. Wall light points. Down lighters. Opening into:

GARDEN ROOM Oak flooring. Full height glazing with two pairs of double doors opening onto terrace and rear garden. Wall lights. LED down lighters. Shelving. Opening/hatch into kitchen. Opening into:

DINING / ENTERTAINING ROOM Oak flooring. Wall light points. LED down lighters. Window to front aspect. Opening into luxury kitchen and inner hallway.

LUXURY KITCHEN (*Beautifully fitted contemporary matt-white German kitchen*) Polished Silestone (iconic white) worktops. Inset stainless steel twin bowl sink unit with mixer tap and Insinkerator. Comprehensive range of high and low level matt-white cupboards and drawers. Two integrated Siemens ovens. Five zone flexi Siemens induction hob with flush extractor hood above. Porcelain tiled floor with under floor heating. Integrated Bosch dishwasher, full height Bosch larder fridge and recycling unit. Down lighters. Large window overlooking rear garden. Opening/hatch to dining room with contemporary display sills and concealed lighting to either side. Feature pendant light. Opening into:

INNER HALLWAY Porcelain tiled floor with under floor heating. LED down lighters. Openings into large utility and boiler/freezer room. Door into cloakroom.

UTILITY ROOM Space and plumbing for American style fridge/freezer. Full height cupboards with display shelving. Plumbing for washing machine, second dishwasher and dryer. Porcelain tiled floor with under floor heating. LED down lighters. Window to front aspect.

BOILER / FREEZER ROOM Part glazed door leading to cover side porch. Belfast ceramic stile sink with cupboard above and below. Brand new wall hung Ideal mains gas fired boiler (with warranty). Shelving and cupboard. Space for fridge/freezer. Storage recess. Heated drying rail. LED down lighters. Porcelain tiled floor with underfloor heating.

CLOAKROOM Contemporary white suite comprising wall hung basin with mixer tap and low level WC with concealed cistern. Display recesses. LED down lighters. Extractor fan. Porcelain tiled floor with under floor heating.

FIRST FLOOR

SPACIOUS LANDING Two pendant light points. Storage cupboards. Further stairs rising to large boarded loft.

PRINCIPAL BEDROOM (*Large double bedroom*) Window to front aspect. Pendant light point. Door into:

EN SUITE SHOWER ROOM (*Well appointed*) Feature textured timber effect porcelain tiled walls with display shelving. White suite comprising wash hand basin with mixer tap, drawers beneath. Low level WC with concealed cistern shelf above. Large tiled enclosure with overhead shower and hand attachments. Porcelain tiled floor. Towel radiator. LED down lighters. Extractor fan.

BEDROOM TWO (*Large double bedroom*) Window to front aspect. Pendant light point. Built-in cupboards the full width of the room. Double doors into shower area with wash hand basin, slate surround, cupboard beneath, mirror above; shower area with overhead and hand held attachments.

BEDROOM THREE (*Large double bedroom*) Built-in cupboards. T&G panelling to two walls. Pendant light point. Dormer window with views over the rear garden. Shelf.

BEDROOM FOUR (*Double bedroom*) Window with views over the rear garden. Pendant light point. Shelf. Oak effect flooring.

BEDROOM FIVE Window to front aspect. Pendant light point.

BEDROOM SIX Dormer window to rear aspect. Built-in cupboards. Spot lights.

LUXURY FAMILY BATHROOM (*Beautifully presented and appointed*) Contemporary white suite comprising fine profile double ended bath with mixer tap. Wash hand basin with mixer tap, drawers beneath. Low level WC with concealed cistern. Corner wet area with overhead shower, hand held attachment, bottle recess and screen. Porcelain tiled floor and walls with feature textured wall. Towel radiator. LED down lighters. Obscure glazed window to side aspect. Medical cabinet. Electric mirror.

LOFT ROOM Large carpeted area with lighting and two Velux windows to the rear aspect. Eaves storage cupboards.

OUTSIDE

Access off Bishops Way onto a tarmac approach and through a five bar gate hung on brick piers onto a block paved driveway providing ample parking. The front garden is split level and laid to grass with a central rockery, well screened on either side by tall hedging. Paths to either side of house lead into:

REAR GARDEN Comprises a generous split level sandstone terrace, ideal for entertaining. Outside lighting and power point. The garden is laid to gently sloping lawn with magnificent mature walnut tree and deep well stocked borders. The garden is peaceful and well enclosed by fencing, hedging and tree. Fruit trees including mature apple with tree house and swing. Wendy house.

LONG OUTBUILDING Constructed of timber frame elevations with felt roof on concrete base. Three doors and windows to front. Light and power connected. Porch area.

External tap. Chicken run. Grape vine and box hedging.

SERVICES

All mains services connected. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

DIRECTIONS

POST CODE SP10 3EH.

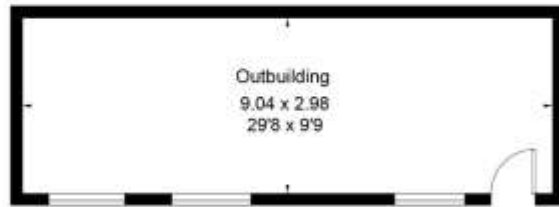
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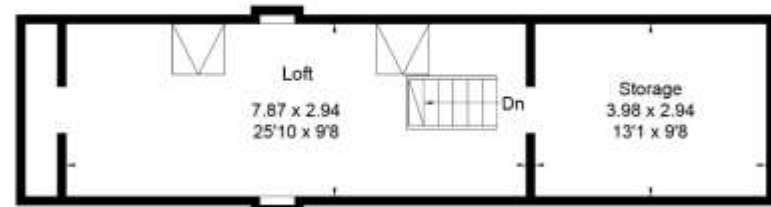
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
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Approximate Area = 271.6 sq m / 2923 sq ft (Excluding Shed)
Including Limited Use Area (9.9 sq m / 106 sq ft)



(Not Shown In Actual Location / Orientation)



Second Floor

= Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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