

1 FYFIELD ROAD

FYFIELD, ANDOVER



EVANS & PARTRIDGE







1 FYFIELD ROAD, FYFIELD, ANDOVER, HAMPSHIRE, SP11 8FN

A RECENTLY BUILT INDIVIDUAL DETACHED HOUSE WITH PLENTY OF OFF-ROAD PARKING AND A WELL ENCLOSED SURROUNDING LANDSCAPED GARDEN TOGETHER WITH A USEFUL OUTBUILDING, SITUATED ON THE EDGE OF THE VILLAGE WITH VIEWS TOWARDS FARMLAND

**PORCH, RECEPTION HALL, CLOAKROOM, LIVING ROOM
OPEN PLAN KITCHEN / BREAKFAST ROOM WITH SEPARATE DINING AREA
THREE GOOD SIZED BEDROOMS, FAMILY BATHROOM
TIMBER STORE / LAUNDRY, TIMBER WORKSHOP / GARDEN STORE
PARKING, LANDSCAPED ENCLOSED GARDENS**

OFFERS INVITED AROUND: £460,000 Freehold

DESCRIPTION

An individual detached modern house constructed of brick elevations beneath a tiled roof with triple glazed windows throughout with the exception of the folding living room doors, underfloor heating to the ground floor and also solar PV panels reducing the cost of electricity considerably. The well-presented accommodation comprises a reception hall and cloakroom, living room with doors onto the terrace and garden and an open plan kitchen/breakfast room with dining area. To the first floor there are three bedrooms and a large beautifully appointed family bathroom. Additional benefits include a lean-to store with laundry area, detached outbuilding (currently used as a gym and workshop), paved off-street parking and well enclosed surrounding garden.

LOCATION

The property is located in the village of Fyfield surrounded by countryside and water meadows with excellent walking and an attractive church. The Hillier Garden Centre complex in Weyhill is only a short distance away, together with a good range of facilities including a farm shop, Pink Olive restaurant, garage and church as well as a craft centre within the restored Fair Ground. Andover (4.5 miles) offers a comprehensive range of shopping, educational and leisure facilities as well as a mainline railway station providing fast services to London (Waterloo is just over the hour). Access to the A303 is about a mile away, providing excellent routes to London and the West Country. The cathedral cities of Winchester and Salisbury are around 20 miles, Newbury is 17 miles to the north and Basingstoke 25 miles to the east. The New Forest and South Coast can be reached in about an hour.

ACCOMMODATION

Porch	Slate roof supported by gallows brackets. Lantern style lights to either side. Part glazed composite front door leading into:
Reception Hall	Ceramic tiled floor. Stairs rising to first floor. Ceiling spot lights. Oak doors into living room and cloakroom. Opening into open plan kitchen/breakfast room with separate dining area.
Cloakroom	White suite comprising wash hand basin with mixer tap, tiled splash back drawers beneath. Low level WC with concealed cistern. Ceramic tiled floor. Chrome towel radiator. Obscure glazed window with tiled sill to front aspect. Cupboard with fuse box and Solis photo-voltaic plant. LED down lighters.
Living Room	Good size reception room. Folding aluminium frame glazed doors opening onto rear patio and garden with views towards farmland. Ceiling spot lights. Oak door into:

Kitchen/Breakfast Room	Open plan with separate dining area. KITCHEN /BREAKFAST ROOM: 1½ bowl sink unit with drainer and mixer tap. Polished quartz work surfaces with similar upstand and brushed chrome splash back behind hob. Under-counter AEG double oven and grill with four ring AEG induction hob above, stainless steel hood above. Range of high and low high gloss finish cupboards and drawers with pan drawers. Integrated dishwasher. Dresser style unit with central space for American style fridge/freezer and pull-out full height larder cupboards to either side. Rustic oak breakfast bar divides kitchen and dining area. Ceramic tiled floor. Window to front aspect. LED down lighters. DINING AREA: Ceramic tiled floor. Glazed double doors open onto rear patio and garden.
FIRST FLOOR	Balustrade areas overlooking stairwell. Two pendant light point. Window to front aspect. Loft hatch. Oak doors to:
Bedroom One	Double bedroom. Window to rear aspect with glorious far reaching views towards farmland. Ceiling spot lights.
Bedroom Two	Double bedroom. Window to front aspect. Ceiling spot lights.
Bedroom Three	Small double/large single bedroom. Window to rear aspect with far reaching views. Ceiling spot lights. Shelving.
Family Bathroom	(Large and beautifully appointed) White suite comprising double ended bath with mixer tap, tiled sill to end, wall mounted shower to opposite end with hand held attachments and fully tiled surround and glass screen. Contemporary wash hand basin with mixer tap, tiled splash back and electric mirror above, cupboard beneath. Low level WC. Ceramic tiled floor. Obscure glazed window with tiled sill to front aspect. Chrome towel radiator. LED down lighters. Extractor fan.
OUTSIDE	The property fronts onto a village lane. Picket gate onto a sandstone path leading to front entrance porch and continues through a gate at the side into the rear garden. The front garden is laid to level lawn. Ornamental tree and shrub border. Portuguese laurel bushes and screened area for wheelie bins steel case containing LPG bottles for the central and under floor heating system.
Rear Garden	Sandstone patio extends to the rear of the property with split level areas of lawn. The upper area has a circular paved terrace and hard standing, ideal for a hot tub. The garden is well enclosed by walling with trellis/hedging above and close boarded timber fencing. Curved sandstone path leads through a gate to a generous block paved parking area with space for three to four large vehicles. Door into:
Store Room/Laundry Area	Substantial room constructed of timber frame clad elevations. Automatic LED light. High profile ceiling. Tiled floor. Plumbing for washing machine and room above for dryer. Shelving.
Workshop/Garden Store	Part currently used as a gym. Constructed of timber frame and clad elevations on a brick plinth with pitched felt roof. Three windows to front aspect. Two windows to gable end. Lighting. Work bench.
Services	Mains water and electricity. Private drainage.
Directions	SP11 8FN
Council Tax Band	D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

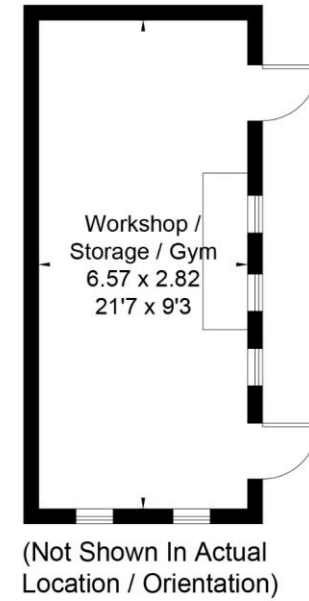
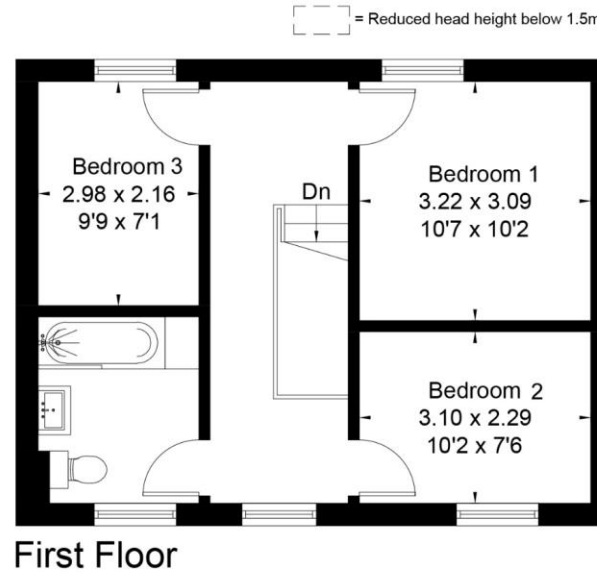
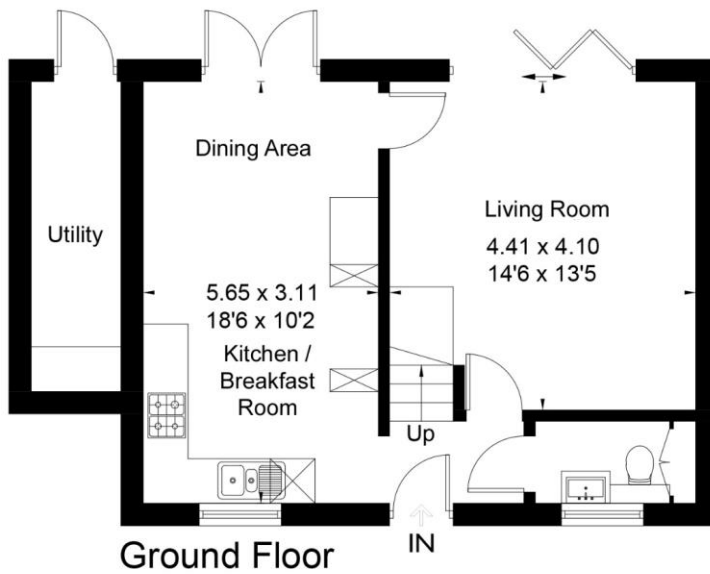
www.evansandpartridge.co.uk

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

Approximate Area = 84.1 sq m / 905 sq ft
 Outbuildings = 23.4 sq m / 252 sq ft
 Total = 107.5 sq m / 1157 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 315729

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		105
(81-91)	B		
(66-80)	C		
(51-65)	D		
(36-50)	E		
(21-35)	F		
(1-20)	G		
Not energy efficient - higher running costs		76	
England, Scotland & Wales		EU Directive 2002/91/EC	