



**2 ALEXANDRA ROAD**  
**ANDOVER, HAMPSHIRE**

**EVANS & PARTRIDGE**

















# 2 ALEXANDRA ROAD, ANDOVER, HAMPSHIRE, SP10 3AE

**AN IMPOSING DETACHED FIVE DOUBLE BEDROOM FAMILY HOUSE WITH SPACIOUS BEAUTIFULLY PRESENTED AND CHARACTERFUL ACCOMMODATION, TOGETHER WITH PARKING, GARAGE AND LANDSCAPED GARDEN IN WALKING DISTANCE OF THE STATION AND TOWN CENTRE.**

**ENTRANCE PORCH / VERANDA, RECEPTION HALL / SITTING ROOM, INNER HALL, DRAWING ROOM, DINING ROOM  
GARDEN ROOM, KITCHEN / BREAKFAST ROOM, CLOAKROOM  
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, FOUR FURTHER BEDROOMS (ONE WITH SITTING/STUDY AREA AND  
EN SUITE BATHROOM), FAMILY BATHROOM  
SINGLE GARAGE / WORKSHOP, PARKING ON WIDE SHINGLE DRIVE  
SPLIT LEVEL ATTRACTIVELY LANDSCAPED REAR GARDEN**

**OFFERS INVITED AROUND: £895,000 Freehold**

## DESCRIPTION

A fine Edwardian house with generously proportioned accommodation, generally featuring high ceilings, large rooms and a number of fireplaces. There is a large glazed porch, spacious reception hall/sitting room, drawing room, dining room, garden room and recently replaced well appointed kitchen/breakfast room. On the first floor there are four good sized double bedrooms, one with en suite shower room and modern yet characterful family bathroom. On the second floor there is a large L-shaped bedroom with full bathroom, dressing area and adjoining sitting/study room. The main garden has been landscaped. This is split level and features an original Edwardian summerhouse.

## LOCATION

The property is situated in a popular residential area, just a short walk from the town centre and main line railway station. Rooksbury Mill Nature Reserve is also nearby, renowned for its walks alongside the River Anton which feeds into the two large lakes within the nature reserve. Andover has a comprehensive range of shopping, educational and recreational facilities including a theatre, cinema, sports and leisure complex, College of Higher Education and two golf courses. There is a mainline station which offers a fast service to London Waterloo (in 75 minutes). The A303 gives access to London, via the M3 and to the West Country. The cathedral city of Winchester is situated 17 miles away, whilst Basingstoke is 24 miles to the east, Newbury 26 miles to the north and Southampton 30 miles to the south.

## ACCOMMODATION

<b>Entrance Veranda / Porch</b>	Part glazed arched double doors within painted framework and balustrade, fully enclosed by glazing beneath a clay tiled roof. High profile ceiling. Pendant light point. Quarry tiled floor. Stain glass panel door with leaded stained glass windows to either side into:
<b>Reception Hall</b>	High ceiling with coving and picture rail. Deep skirting boards. Pendant light point. Cast iron Victorian fireplace with metro-tiled hearth and cheeks. Recess to either side of chimney breast with stained glass porthole windows to side aspect. Two traditional style radiators. Panel door to drawing room. Opening beneath arch into:
<b>Inner Hall</b>	Turning staircase with central runner, brass stair rods and balustrade to both sides, half landing and window rising to first floor. Understairs cupboard. High ceiling with coving and picture rail. Deep skirting boards. Panel doors to dining room and kitchen/diner.
<b>Drawing Room</b>	(Good size elegant reception room) High ceiling with coving and picture rail. Deep skirting boards. Open fireplace with granite hearth and moulded steel mantelpiece. Recess to either side of chimney breast. Bay window with shutters to front aspect. Exposed pine floor boards. Traditional style radiator. Pendant light point.

<b>Dining Room</b>	Parquet effect porcelain tiled flooring with underfloor heating. High ceiling with coving and picture rail. Deep skirting boards. Pendant light point. Open fireplace with moulded steel mantelpiece. Recess to either side of chimney breast. Traditional style cast iron radiator. Opening into:
<b>Orangerie</b>	(Triple aspect) Feature central lantern with surrounding pelmet and LED down lighters. Windows to rear and either side aspect with views over the landscaped garden. Glazed French doors to outside. Parquet effect porcelain tiled flooring with under floor heating. Deep skirting boards. Half glazed door into:
<b>Kitchen / Diner</b>	(Substantial and recently installed beautifully appointed kitchen) Ceramic Belfast style sink unit with mixer tap and moulded quartz drainer. Quartz work surfaces with ceramic tiled splash backs. Comprehensive range of two tone high and low level cupboards and drawers. Twin under-counter 2 fins nakore forced-air ovens with pyrol steam function. Five zone AEG induction hob with concealed extractor hood and lights above. Deep pan drawers. Full height larder/pantry cupboards. Neff eye level microwave. Integrated larder fridge, freezer, drinks fridge, dishwasher and washing machine. LED down lighters. Two pendant light points. Oak effect porcelain tiled floor. Deep skirting boards. High profile ceiling with two Velux sky lights. Spot lights. Three sash windows to side aspect. Window to rear aspect overlooking garden. Pine door into cupboard housing Worcester wall hung mains gas fired boiler, pressurised hot water tank, meter/fuse box, obscure glazed window to side aspect. Further pine door into:
<b>Cloakroom</b>	White suite comprising wall hung basin. High level WC. Tiled floor. Part metro tiled walls. Down lighters. Chrome towel radiator. Window to side aspect.
<b><u>FIRST FLOOR</u></b>	
<b>Spacious Landing</b>	High ceiling. Picture rail. Pendant light point. Further turning staircase rising to second floor. Cast iron radiator. Pitch pine panel doors to:
<b>Principal Bedroom</b>	(Large double bedroom) Large multi pane window with shutters to front aspect. Cast iron tiled fireplace (not in use). Recess to either side of chimney breast. High ceiling. Picture rail. Pendant light point. Traditional style cast iron radiator. Part obscure glazed pine door into:
<b>En Suite Shower Room</b>	White suite comprising wall hung wash hand basin with glass shelf, mirror and lights above. High level WC. Glass door into large shower enclosure. Part metro tiled walls. Ceiling light point. Towel radiator.
<b>Bedroom Two</b>	(Large double bedroom) Large multi pane window to rear aspect. Cast iron tiled fireplace (not in use). Recess to either side of chimney breast. High ceiling. Picture rail. Loft hatch. Pendant light point and wall lights. Traditional style cast iron radiator.
<b>Bedroom Three</b>	(Large double bedroom) Large multi pane window to front aspect. Cast iron tiled fireplace (not in use). Recess to either side of chimney breast. High ceiling. Picture rail. Pendant light point. Traditional style cast iron radiator.
<b>Bedroom Four</b>	(Large double bedroom). Large multi pane window with shutters to rear aspect. Range of built-in wardrobe cupboards. High ceiling. Picture rail. Pendant light point. Traditional style radiator.

## **Family Bathroom**

(Well appointed) White suite featuring a cast iron four claw bath with mixer tap/shower attachment. Wash hand basin on chrome stand, glass shelf, mirror, lights and shaver socket above. High level WC. Large glass/tiled shower enclosure. Tiled floor. Part metro tiled walls. Towel radiator. Sash windows to side aspect. Ceiling light point.

## **SECOND FLOOR**

### **Bedroom Suite Five**

SITTING/STUDY AREA: Dual aspect. Multi pane window with shutters to front aspect. Velux sky light to rear aspect. Vaulted ceiling with spot lights. Balustrade overlooking stairwell. Pine panel door into: DOUBLE BEDROOM: Skeiling ceiling. Two Velux sky lights to rear aspect. Exposed purlins. Traditional cast iron radiator, Openings into dressing area and: EN SUITE BATHROOM: Split level and part tiled. Three Velux sky lights to rear and side aspects. Tiled floor. Roll top four claw bath. Pedestal wash hand basin. Low level WC. Metro tiled walls. Towel radiator.

## **OUTSIDE**

### **Front**

Open access off road onto a wide shingle drive providing off-road parking and access to the attached single garage. Low laurel hedging to side. The front garden has been attractively landscaped with curved block paved stone edged path links the front entrance, driveway and pedestrian gate onto pavement. Shingle borders with shrubs, specimen trees and topiary bay trees. The front boundary is enclosed by brick piers with wrought iron railing. Gate and path leads to the main/rear garden.

### **Single Garage / Workshop**

Constructed of brick elevations beneath a tiled roof. Part obscure glazed double doors leading onto driveway. Further part glazed double doors opening into the rear garden. Fluorescent light. Shelving. Power points.

### **Main Rear Garden**

(Split level and attractively landscaped) UPPER LEVEL: Brick edged/paved seating area. Level lawn with herbaceous and box borders. Summer room: Hipped tiled roof, enclosed on three sides with external weatherboard, internal painted T&G panelling, quarry tiled floor, light and power points. LOWER LEVEL: Large level area of lawn with sandstone terrace in one corner surrounded by specimen trees, flowers and shrubs. Two ornamental ponds. The garden is well enclosed on all sides by high fencing. Garden shed/workshop with log store to side.

### **Services**

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

### **Directions**

SP10 3AE

### **Council Tax Band**

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**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

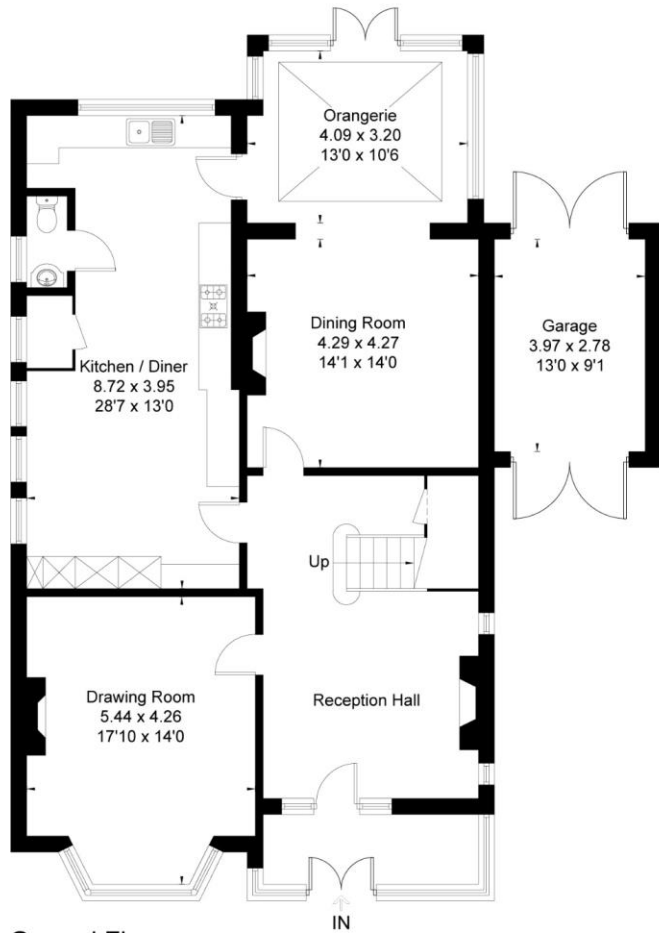
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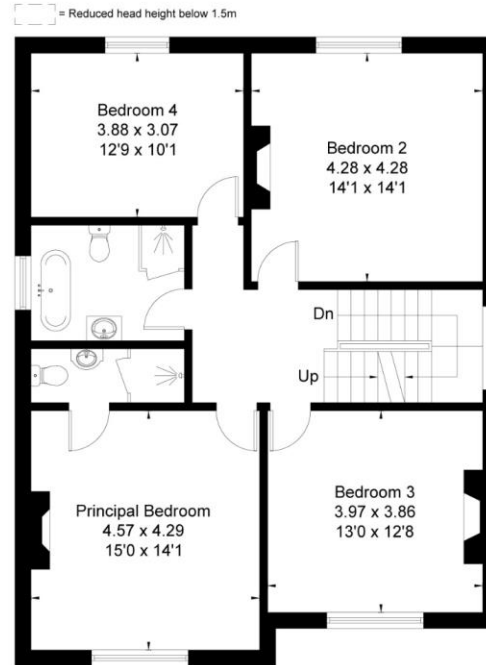
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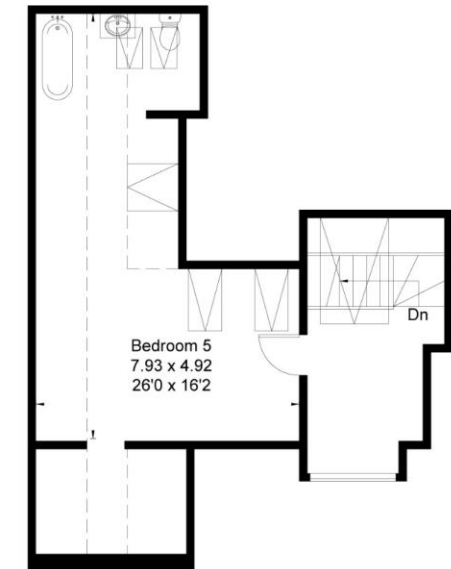
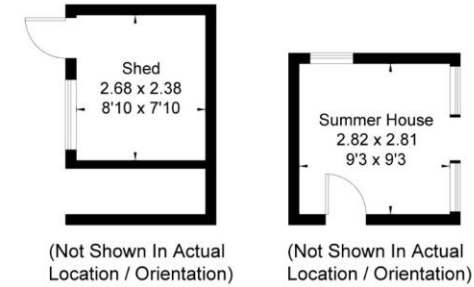
Approximate Floor Area = 259.1 sq m / 2788 sq ft  
 Outbuildings = 19.3 sq m / 208 sq ft  
 Total = 278.4 sq m / 2996 sq ft (Including Garage / Excluding Shed)



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69298

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		59	73
EU Directive 2002/91/EC			