



**EVANS & PARTRIDGE**

**140 WEYHILL ROAD**  
**ANDOVER, HAMPSHIRE**



















# **140 WEYHILL ROAD, ANDOVER, HAMPSHIRE SP10 3BG**

**A LATE 1950S DETACHED HOUSE WITH GREAT POTENTIAL SET BACK FROM THE WEYHILL ROAD WITH GOOD ACCESS TO AMENITIES SCHOOLS PLUS ROAD AND RAIL NETWORKS**

**TWO RECEPTION ROOMS  
FOUR BEDROOMS  
CLOAKROOM AND SHOWER ROOM  
GENEROUS PRIVATE REAR GARDEN  
AMPLE PARKING**

**OFFERS INVITED AROUND: £495,000 Freehold**

## **DESCRIPTION**

A well proportioned detached family home thought to have been built in the late 1950s with brick elevations under a tiled roof. The property benefits from mains services including a modern gas boiler and double glazing throughout. To the rear there is a single storey, flat roof extension increasing the space in the main sitting room. The property comprises of entrance porch, inner hall, large sitting/family room, dining room, kitchen, utility, cloakroom, four good double bedrooms plus family bathroom and separate shower room. A large mature and secluded garden set well back from Weyhill Road.

## **LOCATION**

The market town of Andover offers a good range of shopping and educational facilities including the Museum of the Iron Age, theatre, leisure centre and College of Further Education. There is also Anton Lakes Nature Reserve with its numerous footpaths, the majority of which are accessible for pushchairs and wheelchairs. Fishing is also permitted with day tickets available from the Andover Angling Club.

There is a mainline rail station to London (Waterloo) providing a fast service in just over the hour. The A303 gives access to London, via the M3 and West Country. The cathedral cities of Winchester and Salisbury are both within 30 minutes drive, as is Basingstoke.

## **ACCOMMODATION**

### **Approach**

Tarmacadam driveway with ample parking.

### **Entrance Porch**

(Accessed from the side of the house). Obscure glazed door leads into:

<b>Inner hallway</b>	Doors leading to kitchen, sitting room, dining room, downstairs cloakroom, stairs leading to first floor. Further double doors open to a coat cupboard. Herringbone parquet floor, pendant light point, radiator. Panelled door leading to:
<b>Sitting / Family Room</b>	Large triple aspect room. Sliding french doors leading to rear garden. Aluminium double glazed windows. Wall light points, radiators.
<b>Kitchen</b>	High and low level units with roll topped work surfaces. 1½ stainless steel sink bowl with drainer and central mixer tap, tiled splashbacks and sills. Windows to two aspects. Belling oven and grill (integral). Whirlpool gas four burner hob. Space for dishwasher. Recess and flue (not in use) for log burner (originally boiler). Laminate floor. Ceiling mounted spotlights. Picture window to rear garden. Partial glazed door to side aspect with brick storm porch to the rear. Door from kitchen leading to:
<b>Utility</b>	Housing gas boiler, cold shelf. Recess for washing machine. Quarry tiled floor. Pendant ceiling light point.
<b>Dining Room</b>	Windows to two aspects. Ceiling pendant. Chimney breast (currently not in use).
<b>Cloakroom</b>	Quarry tiled floor. Close coupled Twyford WC, hand wash basin, tiled splashbacks. Obscure glass window to side.  Stairs leading to:
<b>First Floor</b>	Window to side aspect on half landing.
<b>Main landing</b>	Doors leading to four bedrooms, family bathroom and separate shower room. Airing cupboard housing hot water cylinder, shelves for linen. Loft hatch. Ceiling pendant light.
<b>Bedroom 1</b>	Large double. Picture windows to two aspects. Ceiling pendant. Radiator.
<b>Bedroom 2</b>	Large double. Windows to two aspects. Ceiling pendant. Radiator.
<b>Bedroom 3</b>	Large double. Windows to two aspects. Ceiling pendant. Radiator.
<b>Bedroom 4</b>	Double. Windows to two aspects. Ceiling pendant. Radiator.
<b>Bathroom</b>	Bath with mixer shower tap, separate Aqualisa shower, tiled splashbacks. Twyford hand wash basin. Twyford close coupled WC. Radiator. Ceiling light point. Obscure glazed window.
<b>Shower Room</b>	Comprises of hand wash basin, close coupled WC and shower.
<b>Outside</b>	Accessed from Weyhill Road through brick piers with wrought iron railing fence.
<b>Front Garden</b>	Enclosed with mature hedging to both sides with a mixture of deciduous and evergreen shrubs. Tarmacadam drive. Ample parking. Pedestrian access to both sides of the property via gates which both lead to the rear garden.



<b>Integral Single Garage</b>	A good sized single garage with electric up and over door, light, power, consumer units with a large obscure glazed window to the side aspect.
<b>Rear Garden</b>	Generously proportioned, Large L-shaped, private and well enclosed rear garden, with mature trees and hedging. Patio seating area accessed from rear sitting room. Herbaceous borders to both sides of the garden. Archway leading to tool shed. Mature fruit trees. To the rear boundary there is a mature privet hedge. Vegetable garden and orchard. To the side of the rear garden there is an aluminium greenhouse and metal frame fruit cage. Mature hedging to all sides. Mature fruit/apple trees.
<b>Agent's Note</b>	The property offers great scope and potential subject to any necessary consents for updating and improvement.
<b>Services</b>	All mains services connected. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP10 3BG
<b>Council Tax</b>	E

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

**Tel. 01264 810702**

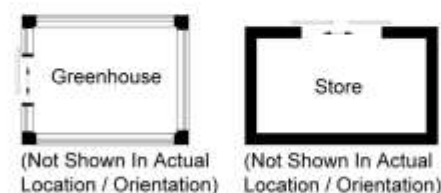
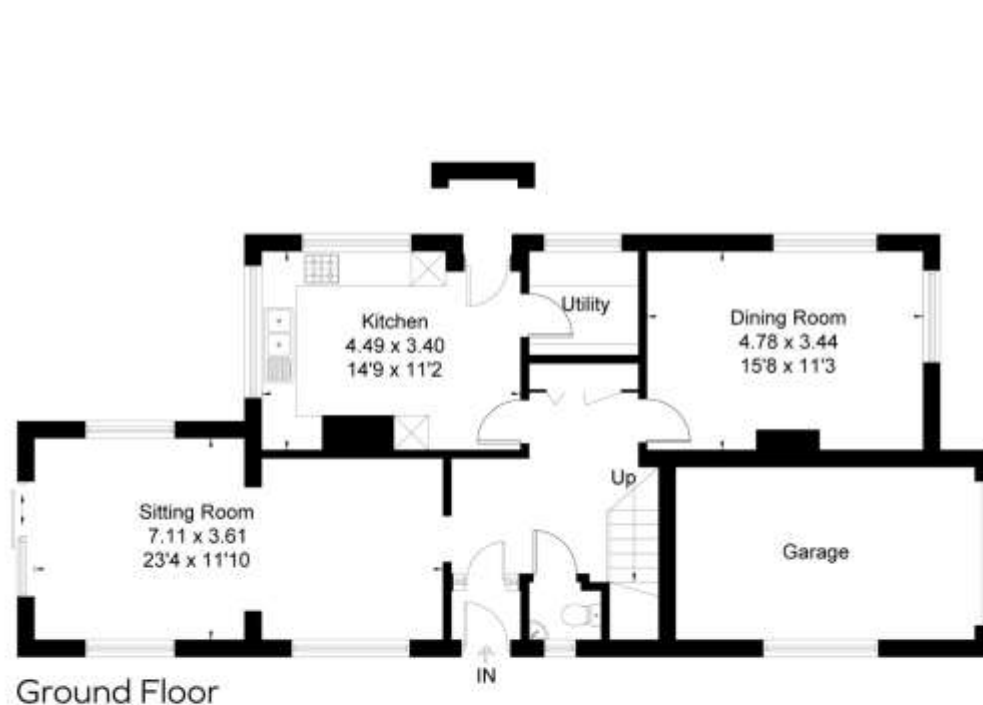
**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)**  
**Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**



Approximate Floor Area = 153.8 sq m / 1655 sq ft  
 Outbuildings = 9.5 sq m / 102 sq ft  
 Total = 163.3 sq m / 1757 sq ft (Excluding Garage)



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 #90693

