

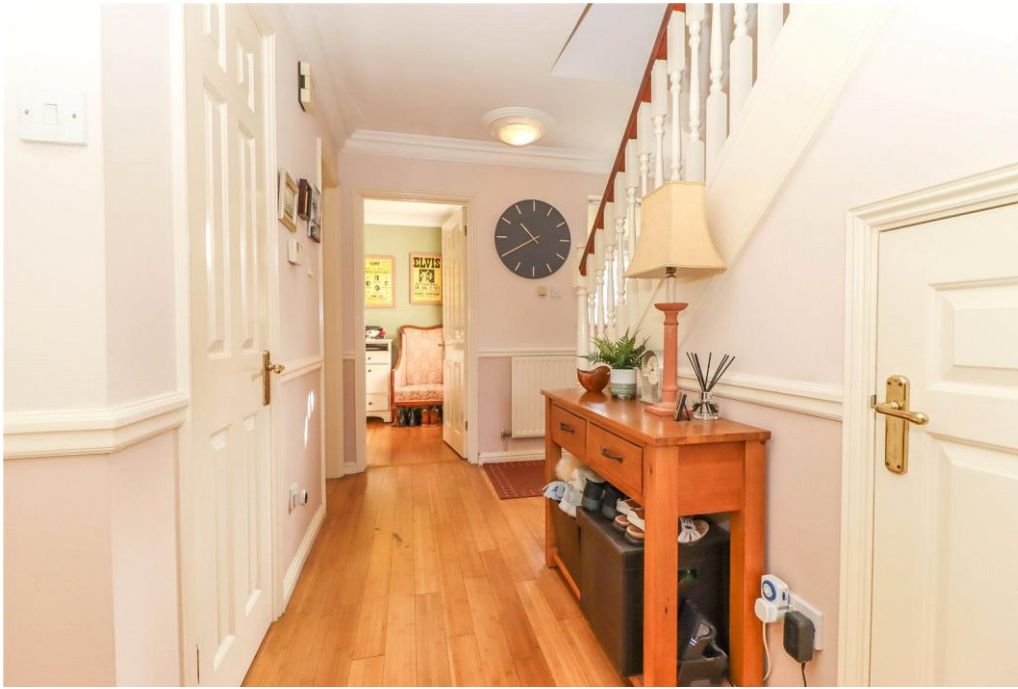


4 HARDYFAIR CLOSE
WEYHILL, ANDOVER

EVANS & PARTRIDGE











4 HARDYFAIR CLOSE, WEYHILL, ANDOVER, HAMPSHIRE, SP11 0QR

A WELL PRESENTED DETACHED FOUR BEDROOM FAMILY HOME SITUATED AT THE END OF A SMALL AND WELL ESTABLISHED CLOSE OF MODERN DETACHED HOUSES, BENEFITTING FROM A DOUBLE GARAGE, A GOOD SIZED WELL ENCLOSED GARDEN, IN A CONVENIENT LOCATION WITHIN WALKING DISTANCE OF LOCAL AMENITIES WITH EXCELLENT

EXCELLENT PARKING AND GARAGE
4 BEDROOMS – 2 BATHROOMS
OPEN PLAN KITCHEN/DINING ROOM AND SEPARATE UTILITY
DUAL ASPECT LIVING ROOM WITH OPEN FIRE
SEPARATE STUDY

OFFERS INVITED AROUND: £595,000 Freehold

DESCRIPTION

A modern detached family house, attractively constructed with brick and tile hung elevations beneath a tiled roof, located in the back corner of a small development of just eight houses, this being one of the two largest. The property sits on a generous plot with well enclosed gardens, four off road parking spaces and a large double garage/workshop. Accommodation includes a reception hall with cloakroom, living room with fireplace, separate study and an open plan kitchen/dining room with doors to the garden, together with a utility room. Upstairs there is a main bedroom with en suite bathroom, three further bedrooms and a family bathroom. The garden is level and private, the property is triple glazed with oil fired central heating.

LOCATION

The property is situated in Weyhill which offers everyday facilities including an excellent garden centre (Hilliers) with restaurant, butcher, deli and extensive farm shop. There is also a church, garage/shop, restaurant, craft centre and another farm shop. The A303 is also within easy reach, providing excellent road access to London and the West Country. Andover is approximately two miles away and offers a comprehensive range of shopping, educational and leisure facilities. There is also a mainline railway station offering a fast service to Waterloo and the cathedral cities of Salisbury and Winchester are both within approximately twenty miles, as is Basingstoke.

ACCOMMODATION

Approach

Paved path to the front entrance with lantern style light and composite front door, incorporating an integral fanlight, opening into:

Reception Hall

Wide coir mat at the threshold and bamboo flooring. Staircase rising to the first floor with balustrade to one side, door to understairs cupboard. Decorative dado rail and detailed ceiling coving with two ceiling light points, each with rose. Window to front aspect. Panel doors to living room, study, cloakroom, a deep cloaks cupboard. Glazed double doors into an open plan kitchen/dining room.

Cloakroom

Alcove with wash hand basin set into tiled surround with tiled splashback. Mirror and downlight above. Low level WC. Obscure glazed window. Bamboo flooring, downlighters.

| | |
|--------------------------------|--|
| Living Room | Well-proportioned dual aspect reception room centred on a cast iron open fireplace with decorative surround, pine mantelpiece and raised slate hearth. Glazed double doors open onto rear patio and main garden. Large picture window to the front aspect. Two ceiling light points with decorative roses and detailed ceiling coving. Two wall light points. |
| Study | Window to front aspect. Bamboo flooring and ceiling light point with spotlights. This room could also be used as a fifth bedroom if required. |
| Open Plan Kitchen/Diner | Kitchen Area - Ceramic sink with raised ceramic drainer, mixer tap, Insinkerator, water softener and filtered drinking water tap. Beech block work surfaces with matching upstands and windowsill with rear facing window overlooking the garden and a further window to the side aspect. Range of high and low level cupboards and drawers, including deep pan drawers and glazed display cupboards. Under counter Hotpoint double oven and grill with Bosch combination oven alongside. Separate four ring ceramic hob with stainless steel splashback and extractor hood with light. Space and plumbing for a dishwasher with tray storage to side. Plinth heater. LED downlighters. Space for tall fridge freezer. Bamboo flooring. Dining Area - Wide central opening from the kitchen. Space for a large family table and sideboard. Decorative dado rail and detailed ceiling coving. Bamboo flooring. Wide glazed double doors opening onto the main patio and garden. |
| Utility Room | Door from the kitchen. Beech block work surface with matching upstand and tiled splashback. Stainless steel sink with mixer tap and drainer. Range of high and low level cupboards and drawers, including a wine rack. Tall pantry cupboard. Recess and plumbing for a washing machine. Bamboo flooring. Ceiling spotlights. Part glazed door to the outside. |
| First Floor Landing | L shaped central landing with balustrade overlooking the stairwell. Loft hatch (part boarded with light, power and housing the pressurised hot water tank). Ceiling light points and coving. Panel doors to bedrooms and family bathroom. Deep airing cupboard with slatted shelving and heated pipework. |
| Principal Bedroom | Large picture window overlooking rear garden. Bamboo flooring. Two built in double wardrobes. Central pendant light. Ceiling coving and panel door to: |
| En Suite Bathroom | P shaped bath with curved glass screen and overhead shower, central mixer tap. Tiled surround and heated towel radiator. Wash hand basin with mixer tap and mirrored cabinet above incorporating lighting, shaver socket to side. Low level WC with concealed cistern. Floor to ceiling tiling. Obscure glazed window. LED downlighters and extractor fan. |
| Bedroom Two | L shaped double bedroom with two large windows to the front aspect. Built in double wardrobe with sliding doors and a further high level cupboard. Pendant ceiling light and ceiling covering. |
| Bedroom Three | Picture window overlooking rear garden. Wide alcove with glass topped low level cupboard and full height wardrobe to one side. Pendant ceiling light and ceiling covering. |
| Bedroom Four | Window overlooking rear garden. Ceiling light point with spotlights and ceiling covering. |
| Family Bathroom | Panelled bath with mixer shower to one end and glass shower screen. Wash hand basin set into a tiled alcove, mirror and spotlights above. Shaver socket to one side and cupboard beneath. Low level WC. Mainly tiled walls. Obscure glazed window. Downlighters and extractor fan. |

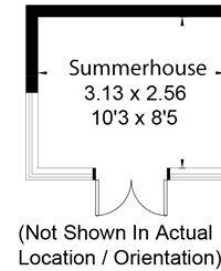
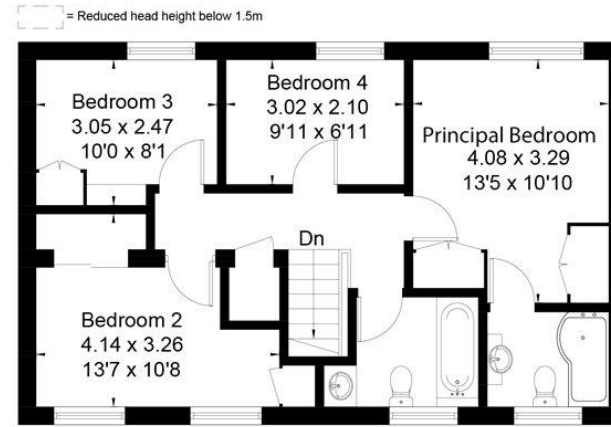
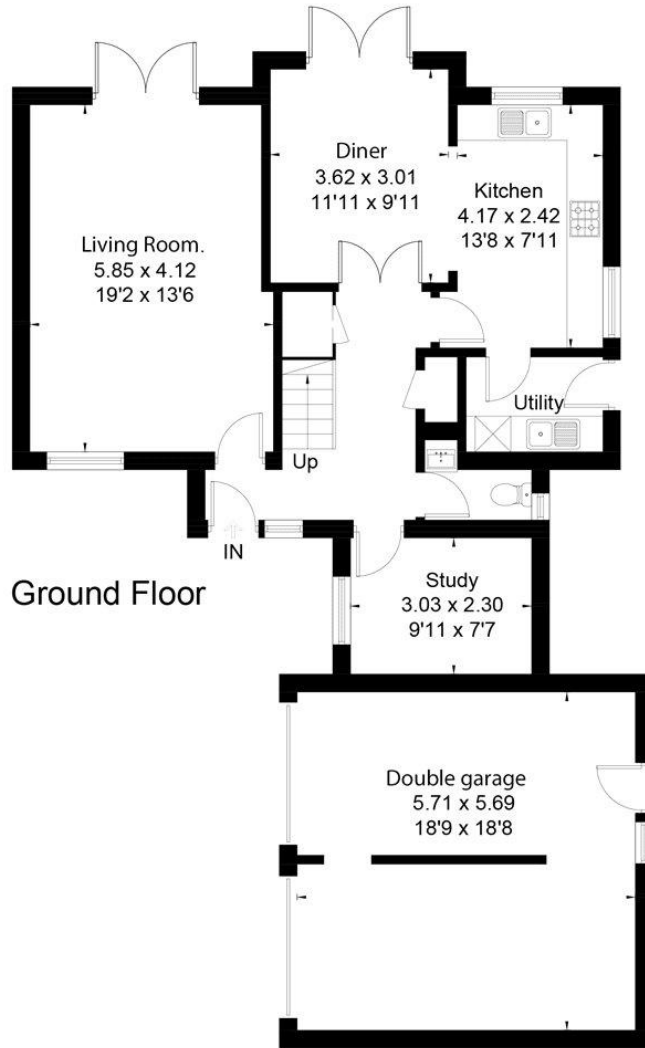
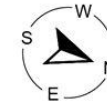
| | |
|----------------------|---|
| Outside | Wide access from the village road onto a herringbone block paved access road serving a small close of detached houses. The property is positioned in the rear corner of the development with no passing traffic. Stone edged gravel area to the front provides four generous parking spaces and access to the double garage. Flowering cherry tree to one corner. |
| Main Garden | A timber gate beside the garage leads to a pathway providing a useful storage area and access to the raised oil tank. A well screened fenced area includes fruit trees, specimen trees and a large terrace ideal for evening sun is located behind the garage. A wide pathway continues around to the main garden which extends to the side of the house. The garden comprises a generous paved patio, central lawn and surrounding shrub and flower borders with attractively shaped mature yew trees. The garden is well enclosed by timber fencing and a rendered wall with additional specimen trees, shrubs and perennial planting. Summerhouse. |
| Double Garage | Electric remote operated doors for both bays. Light and power connected. Window and half glazed personnel door to the rear elevation. |
| Services | Mains electricity, water and drainage and oil fired heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge. |
| Directions | SP11 OQR |
| Council Tax | F |

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.

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 = 129.5 sq m / 1394 sq ft
 Garage = 32.6 sq m / 351 sq ft
 Summer House = 8 sq m / 86 sq ft
 Total = 170.1 sq m / 1831 sq ft



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 #103223

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 88 D | 87 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |