4 Dene Road, Andover, SP10 2AA
Guide Price £380,000

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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled on Dene Road in the charming town of Andover, this beautifully renovated two-bedroom cottage presents a unique opportunity for those seeking a blend of residential comfort and commercial potential. The property, steeped in character with its period features, offers a delightful living space that is both inviting and functional.

Upon entering the cottage, you are greeted by a welcoming entrance hall that leads to a spacious lounge diner, perfect for entertaining guests or enjoying quiet evenings at home. The well-appointed kitchen provides ample space for culinary pursuits, while a convenient downstairs loo adds to the practicality of the layout. The two bedrooms are generously sized, offering a peaceful retreat at the end of the day.

In addition to the residential space, the property includes an attached commercial premises, which boasts a shop frontage area, an office or lobby space, a kitchenette, and a WC. This versatile area is ideal for those looking to run a business from home or seeking an investment opportunity.

The outdoor space features a charming courtyard garden, providing a lovely spot for relaxation, as well as a parking area for added convenience. Located just a stone's throw from Andover Town Centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities.

This property is a rare find, combining the allure of an older-style cottage with the practicality of commercial space, making it an excellent choice for both homebuyers and investors alike. Don't miss the chance to make this exceptional property your own.
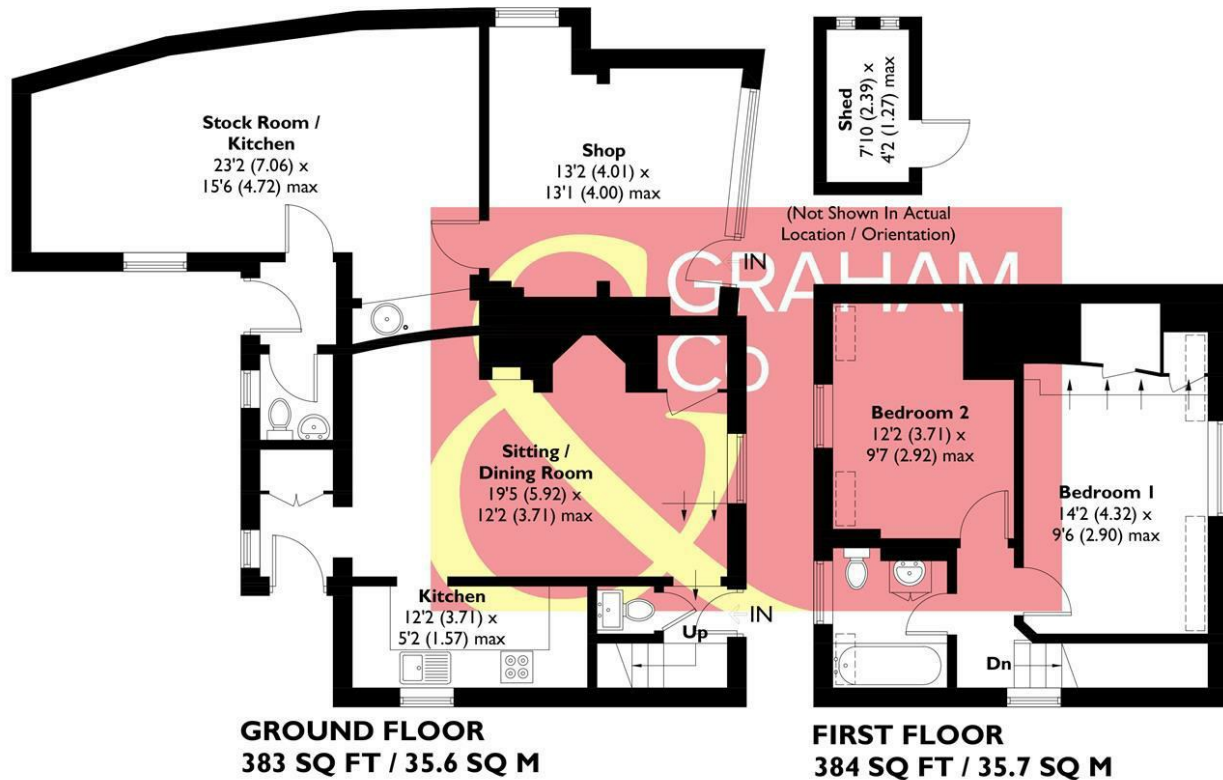
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.

APPROXIMATE GROSS INTERNAL AREA = 767 SQ FT / 71.3 SQ M
SHED / OUTBUILDING = 529 SQ FT / 49.2 SQ M
TOTAL = 1296 SQ FT / 120.5 SQ M

N

Stock Room / Kitchen
23'2 (7.06) x
15'6 (4.72) max

Shop
13'2 (4.01) x
13'1 (4.00) max

Shed
7'10 (2.39) x
4'2 (1.27) max

(Not Shown In Actual
Location / Orientation)

IN

Sitting / Dining Room
19'5 (5.92) x
12'2 (3.71) max

Bedroom 2
12'2 (3.71) x
9'7 (2.92) max

Bedroom 1
14'2 (4.32) x
9'6 (2.90) max

Kitchen
12'2 (3.71) x
5'2 (1.57) max

Up

IN

Dn

GROUND FLOOR
383 SQ FT / 35.6 SQ M

FIRST FLOOR
384 SQ FT / 35.7 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1253702)

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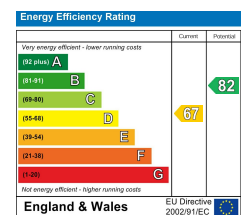
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