



2 Chestnut View Fyfield Road, Weyhill, Andover, SP11 8DF  
Guide Price £450,000



## 2 Chestnut View Fyfield Road, Weyhill Andover, Guide Price £450,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned on the edge of this popular Hampshire village with countryside surrounding, Graham & Co are delighted to bring to the market this extended semi-detached character cottage. The property itself benefits from an entrance porch leading to an open plan handbuilt bespoke fitted kitchen/breakfast room, separate sitting room with open fireplace and dining room, ground floor bathroom. To the first floor there are three bedrooms with the master having dressing room and en-suite shower. Outside the grounds are well established with gardens to the front, side and rear comprising driveway to the garage, patio and lawn, abundance of mature flower and shrub beds, summer house all enclosed.



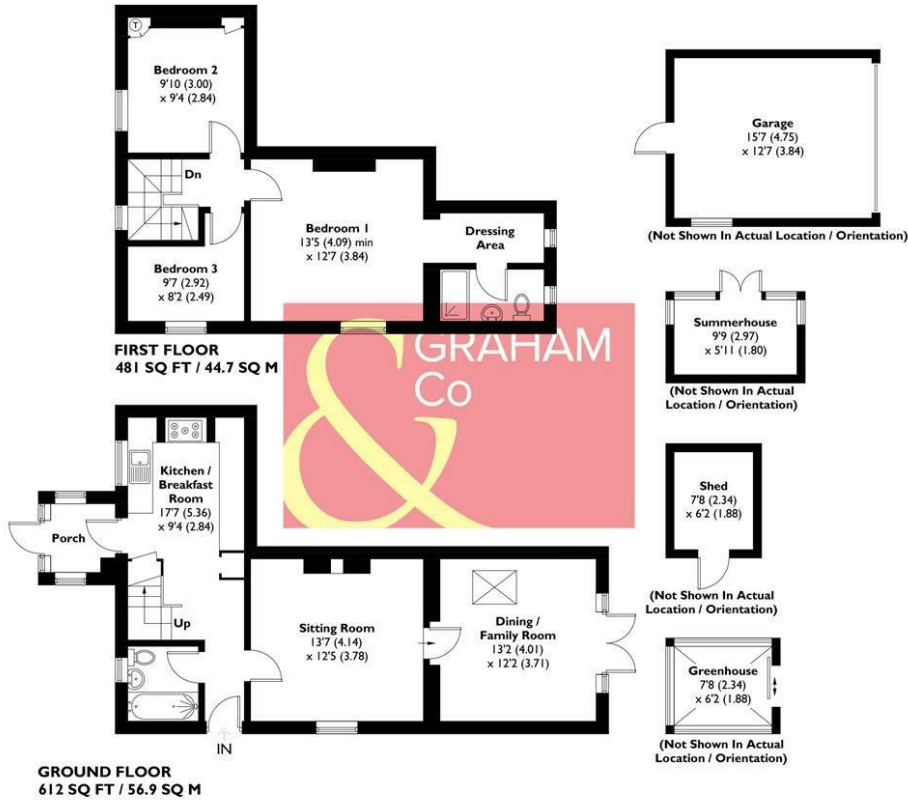


Weyhill is a village approximately 3 miles west of Andover. Within the village there is a church, Indian restaurant (The Pink Olive), a historic fairground which has a number of craft studios and a tea room, local petrol station with a convenience store as well as a well-regarded butchers and a separate cafe, plus of course there's the Hillier garden centre (formerly Rosebourne) that's in walking distance farm shop. There are excellent road links onto the A303 via both Andover and Thruxton giving access to London and The West Country.





**APPROXIMATE GROSS INTERNAL AREA = 1093 SQ FT / 101.6 SQ M**  
**OUTBUILDINGS = 350 SQ FT / 32.5 SQ M**  
**(INCLUDING GARAGE)**  
**TOTAL = 1443 SQ FT / 134.1 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 (ID1306726)  
**Produced for Graham & Co**

**MORTGAGE ADVICE  
 Across The Market Mortgages**

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - [tristan@atmmortgages.com](mailto:tristan@atmmortgages.com) M - 07545320380 [www.atmmortgages.com](http://www.atmmortgages.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	66	73
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Tax Band: C**



**OPEN 7 DAYS**

If you are considering selling your home please contact us today for your free no obligation valuation

**01264 356500**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

