



Rhiwlas,
The Dene, Hurstbourne Tarrant, Andover, SP11 0AN



Beyond your expectations

Excellent Detached Four Bedroom Bungalow In a Sought After Location

Summary of Accommodation

Entrance Hall | Living/Dining Room
Kitchen/Breakfast Room | Bathroom
Master Bedroom Ensuite | Three Further Bedrooms | Study | Single Garage.



Description

Rhiwlas is a recently renovated, detached four bedroom bungalow, set back from the road with a garage as well as off street parking. Excellent accommodation is offered, with a large 31' sitting room which has plenty of space for dining and features a woodburner, and trifold patio door to the rear garden. The modern kitchen/breakfast room is fitted with a good range of units and is conveniently located for proximity to the dining area in the main reception room, which has a lovely aspect to the rear over the garden. The master bedroom has an en suite shower room whilst the three further bedrooms are served by the family bathroom. In addition there is also a study/nursery.

Outside

Rhiwlas sits central in its plot, with good sized gardens to the side and rear of the property. The larger area is situated to the side and front of the plot and leads through to the rear garden beneath the pergola. The property is fully enclosed to both sides and rear by a large fence with a brick built wall to the front. The living/dining room and kitchen/breakfast room step out on to the patio area at the rear, making it ideal for al-fresco dining as it is south-east facing, also comprising of steps up to a lawned





area and then a raised sun terrace where views over the countryside can be enjoyed.

Situation

Located between the thriving centres of Newbury and Andover, the property is situated on the edge of the village of Hurstbourne Tarrant, which has good local amenities including a shop/post office, a Londis store, a public house/restaurant, a church and an Ofsted “Outstanding” primary school. There are bus services to Newbury and Andover, where a more comprehensive range of facilities can be found. Andover and Whitchurch also have main line railway stations (Waterloo in approximately one hour) as well as Newbury

(Paddington in just less than one hour). The M3 motorway and M4 motorway provide access to London and the West Country.

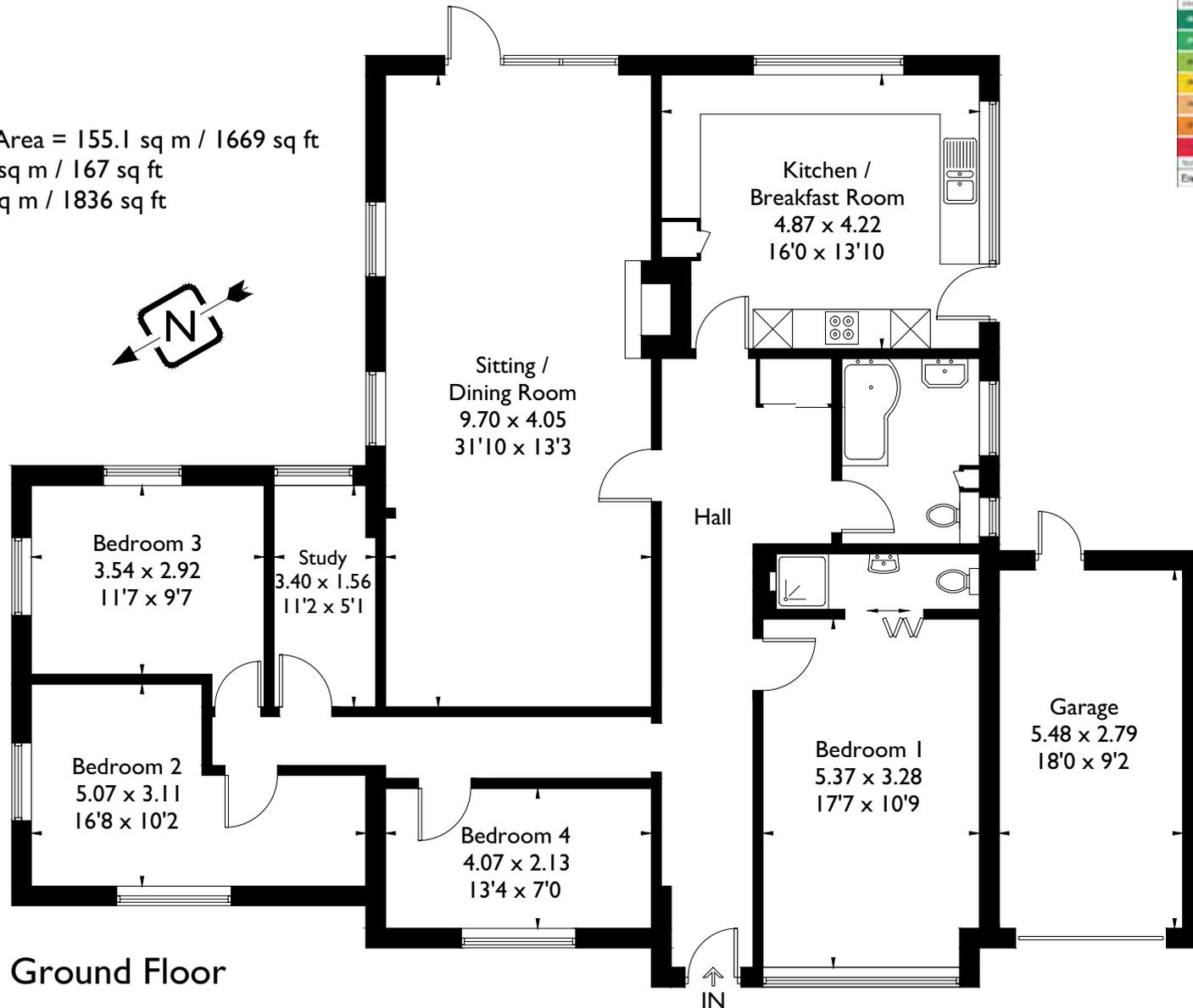
Directions

From Newbury take the A343 towards Andover. Continue into the village of Hurstbourne Tarrant, whereupon Rhiwlas will be found just past the garage, on the left hand side, down a small private drive leading to three properties.

Additional

Mains water, electricity and drainage. Oil fired central heating.

Approximate Gross Internal Area = 155.1 sq m / 1669 sq ft
 Garage = 15.5 sq m / 167 sq ft
 Total = 170.6 sq m / 1836 sq ft



Energy Efficiency Rating		Current	Potential
101-150	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0-20	G		

Real energy efficient - higher energy costs
 Energy efficient - lower energy costs
 England, Scotland & Wales

Ground Floor

For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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