



25 Winchester Road, **Andover**

Myddelton & Major





25 Winchester Road, Andover,
Hampshire, SP10 2EQ

- Drawing/Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Conservatory
- Family Room
- Main Bedroom with en-suite
- Three further Bedrooms
- Family Bathroom
- Garage & Car Port
- Large Garden with Summer House

The Property

25 Winchester Road, is an attractive double fronted traditional property with brick & tile cladding under a tiled roof with many architectural features throughout. The hallway leads to an impressive dining room and a drawing room which has the benefit of a gas fire. French doors from the drawing room lead into the conservatory and then out onto a paved terrace and the gardens.

Off the hallway is the family room which could equally suit as a study/office. The large modern kitchen/breakfast room has a good array of units with branded integrated appliances included. There is a very good utility room which leads to the car port.

On the first floor the main bedroom has an ensuite and built in wardrobes. There are three further good size bedrooms, one with a dressing room. There is a family bathroom. The property benefits from natural light and is spacious throughout.

Outside

To the front of the property there is a large tarmac drive allowing ample parking and turning space. To the rear there is a large level garden, laid mainly to lawn with mature trees, established borders with perennials and shrubs. There is a garage/workshop with electricity and a pretty summer house.

A handsome detached spacious four bedroom property set in large gardens and in a prime residential area in Andover.

Tenure: Freehold Size: 2,484.4 ft² EPC Rating: E (53) Council Tax Band: G



Services - Mains water, electricity, gas and drainage. Gas fired central heating.

Andover 1.3 Miles • Winchester 17 Miles • Salisbury 18 Miles • Newbury 26 Miles

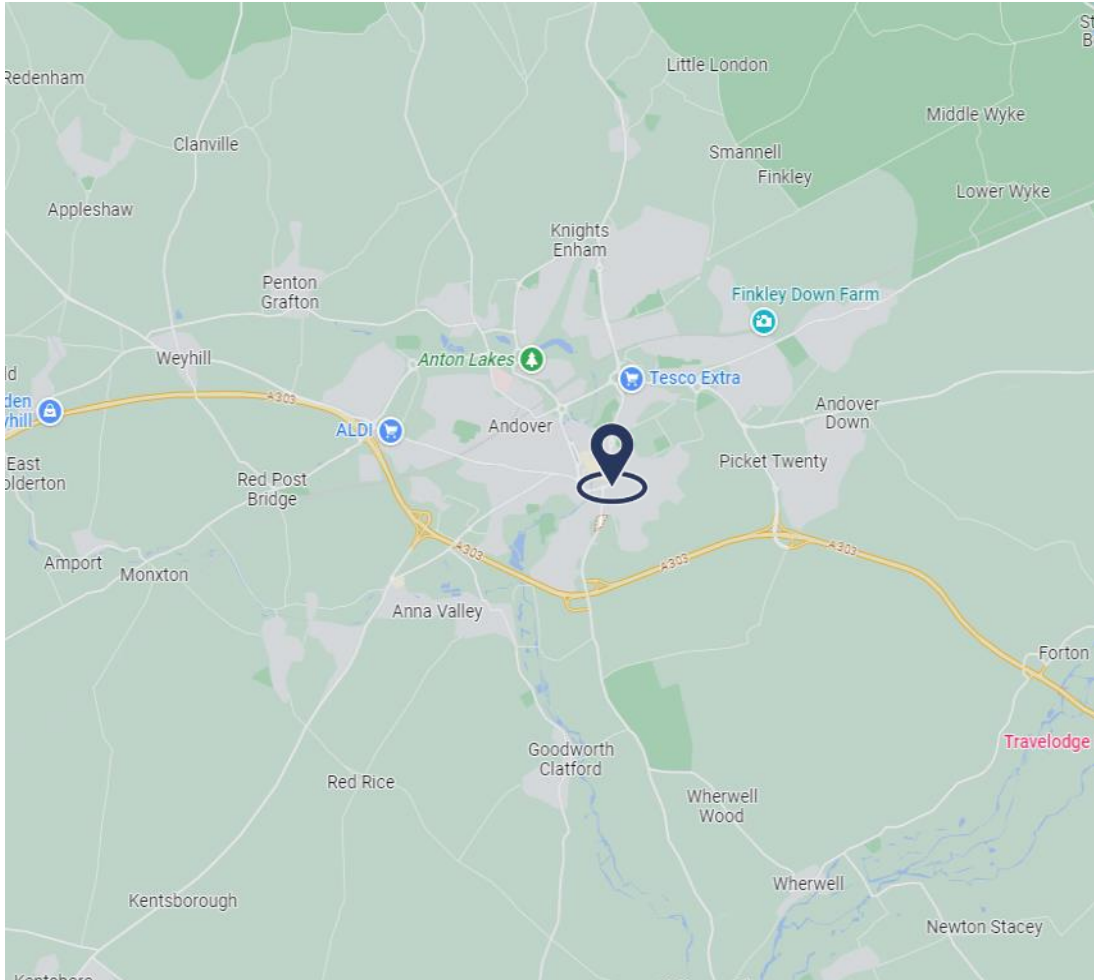
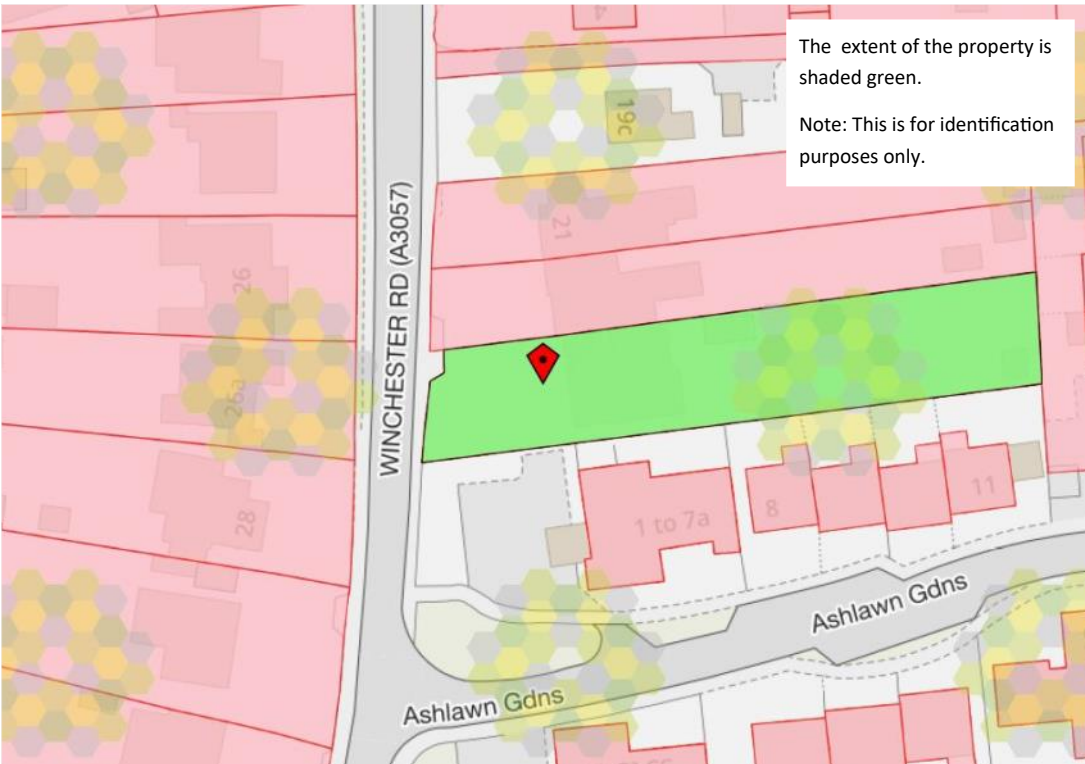




Location

The property is situated just half a mile from Andover Town Centre which offers a range of amenities including a new leisure centre, cinema, pubs, cafes and restaurants, supermarkets and other retail outlets. An abundance of open space and land with a selection of local nature reserves are within walking distance of the town centre. There are several schools located in close proximity including the popular Anton Primary School, Vigo Junior School, Andover Church of England Primary School and Rookwood and Farleigh Independent Schools There are also several nursery schools and further education colleges located in Andover.

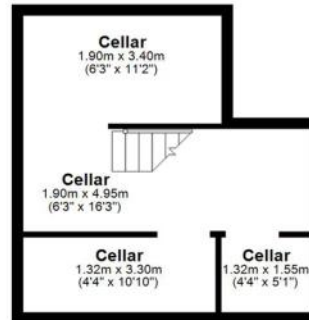
There are excellent travel links with main line railway connection to London Waterloo (approx. 70 minutes). The A303 provides quick links to the West Country, the A34 and London via the M3. The Cathedral cities of Winchester and Salisbury are within 20 miles from the property and offer a more extensive range of facilities.



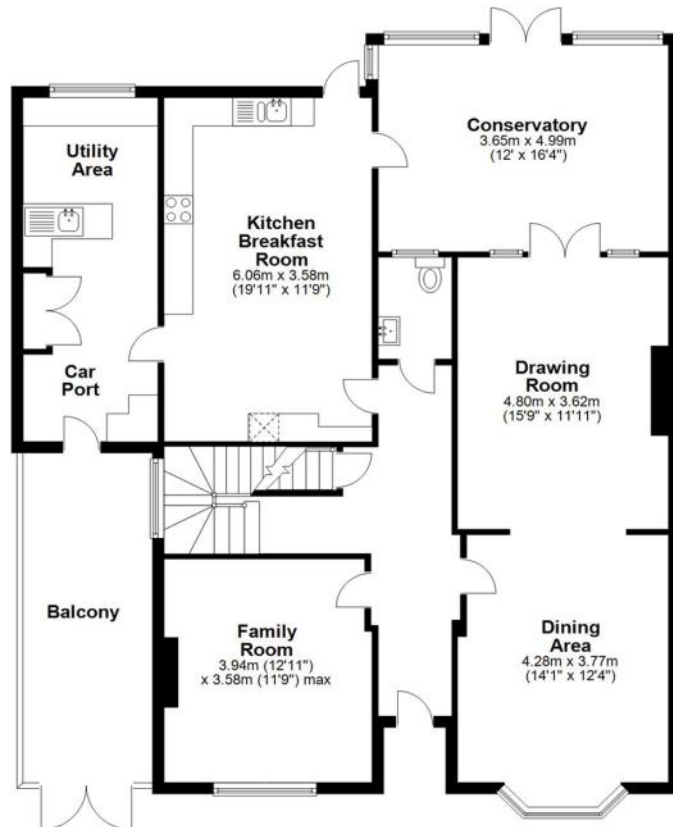
Floorplan - 25 Winchester Road, Andover



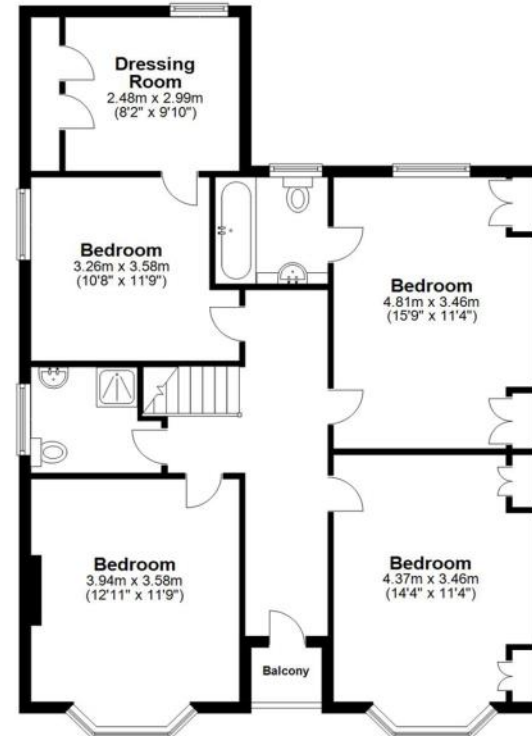
Cellar
Approx. 23.2 sq. metres (250.1 sq. feet)



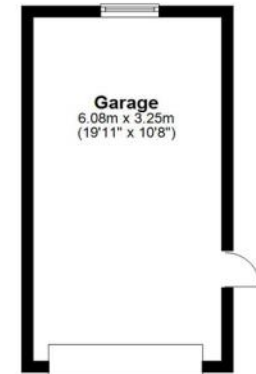
Ground Floor
Approx. 122.6 sq. metres (1319.5 sq. feet)



First Floor
Approx. 88.5 sq. metres (952.1 sq. feet)



Garage
Approx. 19.8 sq. metres (212.7 sq. feet)



Total area: approx. 254.0 sq. metres (2734.4 sq. feet)



Disclaimer Notice

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The Old Police House, High Street, Stockbridge, Hampshire, SO20 6HE
01264 810 400 stockbridgeresidential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton & Major