



12 White Oak Way

Anna Valley, SP11 7QN

Asking Price £535,000



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Property Description

This beautifully presented four-bedroom detached home is situated in a sought-after cul-de-sac location, offering spacious and stylish accommodation ideal for modern family living.

The ground floor features a welcoming entrance hall with stairs leading to the first floor, a bright and airy living room with doors opening onto the enclosed rear garden, a separate dining room, a well-appointed kitchen, a utility room, and a convenient ground-floor cloakroom.

Upstairs, the master bedroom boasts an en-suite bathroom, complemented by three further bedrooms and a family bathroom.

The gardens have been thoughtfully landscaped, featuring a block paved patio seating area directly behind the house with an additional lawn area. A variety of mature trees along the borders provide a sense of privacy and seclusion.

To the front, a block-paved driveway leads to a double garage, offering parking. There is also an additional block-paved patio to the rear of the garage, along with a gated side entrance providing access to the rear garden.

Recently redecorated throughout with fresh paint and brand-new carpets, this home is ready to move into and enjoy.

Amenities

Utilities: Mains water, drainage, electricity and gas are connected

Heating: Gas fired central heating to radiators

Test Valley Borough Council - Council Tax Band F

This property offers the benefits of freehold ownership.

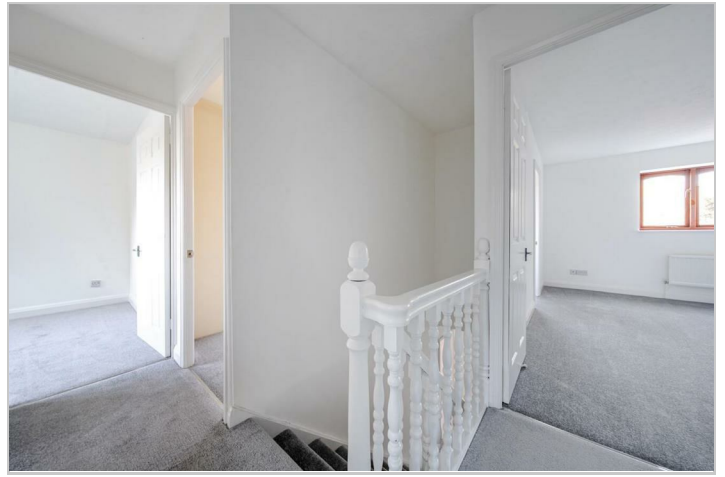
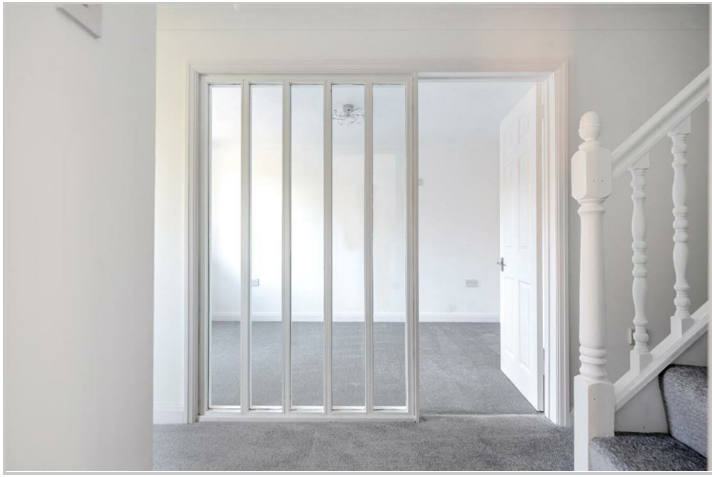
Local Area

Anna Valley is a highly desirable village, offering the perfect blend of rural charm and modern convenience. With its scenic countryside surroundings and strong sense of community, the village remains a sought-after location for families and professionals alike. The popular village boasts a farm shop, recreation ground and a garden centre, while the neighbouring village of Upper Clatford to the southeast has a public house and church. To the west, Abbots Ann offers two public houses, a village shop, and a well-regarded village school. Another highly regarded village school is located in Goodworth Clatford.

Just 1.5 miles away, the market town of Andover provides a wealth of leisure facilities, including the Andover Leisure Centre with its gym, fitness classes, swimming pools, and sports hall. The town also boasts a cinema, The Lights Theatre, a bowling alley and a variety of pubs and restaurants. Transport links remain excellent, with the A303 offering swift access to London and the West Country, while the mainline railway station provides regular services to London Waterloo in just over an hour. Additionally, the cathedral cities of Salisbury and Winchester are both within half an hour's drive and easily accessible by train, offering further shopping, cultural attractions, and historic landmarks.

For outdoor enthusiasts, the surrounding countryside presents beautiful walking and cycling routes, making Anna Valley an ideal location for those seeking both tranquil village life and easy access to urban amenities. A bus stop close to the property provides regular services into Andover, ensuring convenient transport options for residents.

Tel: 01264 710776



Road Map



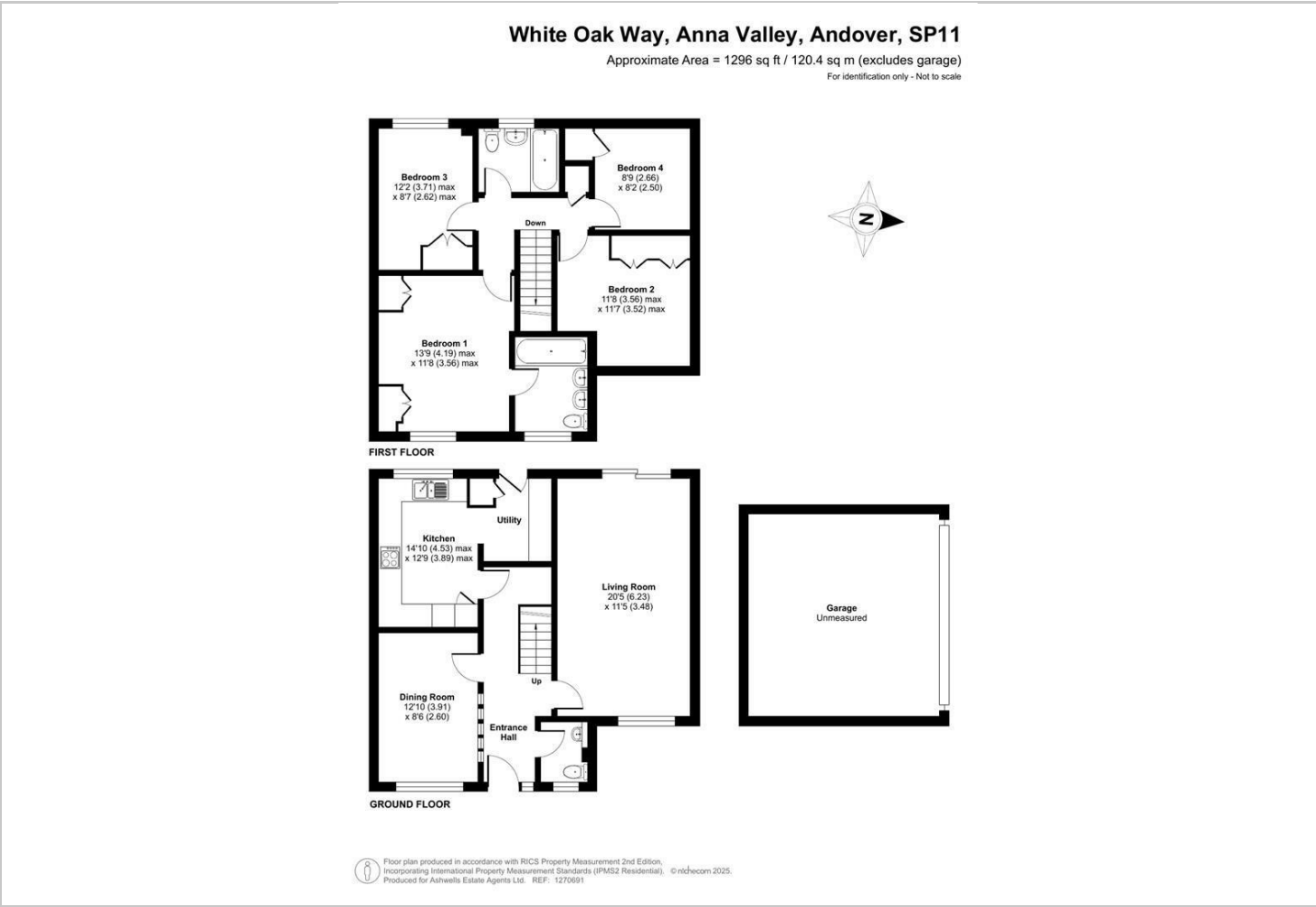
Hybrid Map



Terrain Map



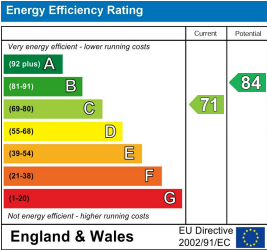
Floor Plan



Viewing

Please contact Ashwells Estate Agents Limited on 01264 710776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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