

**Lords Way, SP11**  
Approximate Gross Internal Area = 97.3 sq m / 1048 sq ft  
Approximate Garage Internal Area = 18 sq m / 194 sq ft  
Approximate Outbuilding Internal Area = 11.2 sq m / 121 sq ft  
Approximate Total Internal Area = 126.5 sq m / 1363 sq ft

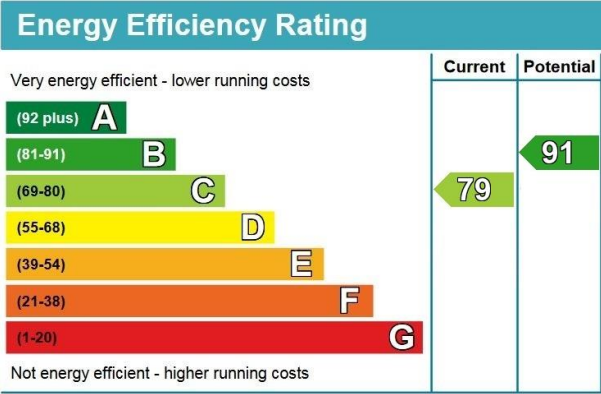


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
Produced for Austin Hawk Ltd



Lords Way, Andover

Guide Price £450,000 Freehold



- Entrance Hallway
  - Kitchen/Dining Room
  - Master Bedroom Suite
  - Family Bathroom
  - Low Maintenance Garden
- Living Room
  - Cloakroom & Utility Room
  - Three Further Bedrooms
  - Attached Garage & Driveway Parking
  - External Garden Room

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.





Immaculately presented throughout, this four-bedroomed, detached house is located on the popular Augusta Park development with a front aspect overlooking an area of greenspace. The property benefits from driveway parking for three vehicles plus an attached garage, whilst to the rear is an attractive, practical, low maintenance garden complete with its own garden room. With proximity to schools, numerous amenities and open countryside, the property would make the perfect family home with the accommodation comprising a ground floor with an entrance hallway, a living room, a cloakroom, a kitchen/dining room and a utility room. The first floor provides a master bedroom suite, three further bedrooms and a family bathroom.

The property frontage includes driveway parking for three vehicles and access via double doors into the attached garage, which has enhanced insulation along with power and lighting. A personal rear door leads from the garage into the rear garden, specifically designed for low maintenance with block paving, pebbled hard standing and a decked seating area surrounding a bespoke garden room complete with power and lighting. Opposite the front of the property, there is footpath access to Icknield Way with a nearby bus stop and an adjacent cycle path both providing routes to and from Andover's town centre.

The front door, with a pitched canopy porch, accesses the entrance hallway with the living room to one side with a front aspect. Past the cloakroom is the open-plan kitchen/dining room with French doors accessing the rear garden. The kitchen includes a range of eye and base level cupboards and drawers with worksurfaces over, including matching upstands plus an island breakfast bar. A five-burner gas hob has a stainless-steel splashback with a double oven/grill below and there is space and plumbing for a dishwasher plus space for an American-style fridge freezer. The utility room with space and plumbing for a washing machine and a tumble dryer plus eye lever cupboards is accessed from the kitchen.

On the first floor, the master bedroom suite has a rear aspect, as does bedroom three, a smaller double. Bedrooms two and four both have views to the front over the greenspace area with the family bathroom located centrally.

Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour, whilst the nearby A303 offers good road access to both London and the West Country. Augusta Park can be found on the northern side of Andover with Lords Way located alongside Icknield Way, which was the Roman Road that linked Winchester to Cirencester. Lords Way has vehicular access via East Anton Farm Road with the property situated in a quiet corner of the development. Augusta Park boasts many local amenities, including schools, a nursery, a Co-Op convenience store, fast food outlets and East Anton sports ground with Diamond Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby. The development borders open countryside and the nearby villages of Smannell with its public house and Enham Alamein, which has a village shop and a post office, are both a short distance away.

