



Bury Hill Close, Anna Valley, Andover, SP11

Approximate Area = 1010 sq ft / 93.8 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 1170 sq ft / 108.6 sq m
For identification only - Not to scale

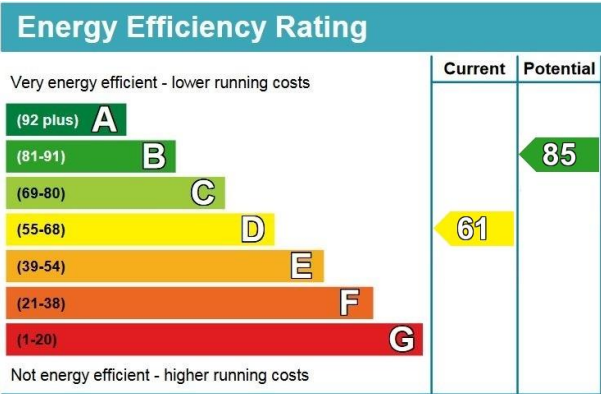


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Austin Hawk Ltd. REF: 1272014



Bury Hill Close, Anna Valley,
Andover

Guide Price £359,950 Leasehold



- Hallway
- Living Room
- Kitchen/dining Room
- Garage
- Side access

- Village Location
- Cloakroom
- Enclosed Garden
- Driveway Parking
- 4 Year Old Boiler

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



This fantastic end-of-terrace property offers stylish, modern living in a peaceful village setting — ideal for families, first-time buyers, or anyone looking for a home with excellent local amenities and transport links nearby.

The spacious ground floor features an impressive open-plan kitchen/dining area, perfect for family life and entertaining, with plenty of storage and contemporary fittings. There is a separate, cosy sitting room ideal for relaxing, as well as a handy downstairs cloakroom.

Upstairs, there are three good-sized bedrooms and a modern family bathroom.

Outside, the property benefits from both front and rear gardens, ideal for outdoor dining and children’s play, with useful side access. The home also boasts a garage and driveway providing off-road parking.

Located within an excellent school catchment area and close to local pubs, shops, and countryside walks, this home offers a fantastic lifestyle opportunity. Andover town centre and mainline railway station (London Waterloo approx. 1hr) are just 1.5 miles away, with easy access to the A303 for routes towards London and the West Country.

Leasehold with 999 years from 1969, ground rent of £35pa, which has remained the same for decades. The freehold can be purchased for £2700 plus VAT.

Agent’s note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

