Shuttle Road, Andover, SP11

Approximate Area = 832 sq ft / 77.2 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1027 sq ft / 95.3 sq m
For identification only - Not to scale

N

Garage
19'8 (5.99)
x 9'11 (3.02)

Reception Room
15'5 (4.71)
x 11'7 (3.54)

Bedroom 3
11'8 (3.55)
x 6'11 (2.10)

Bedroom 1
15'6 (4.72) max
x 8'4 (2.55)

Down

Up

Kitchen / Dining Room
11'6 (3.51)
x 10'2 (3.09) max

Bedroom 2
11'5 (3.49) max
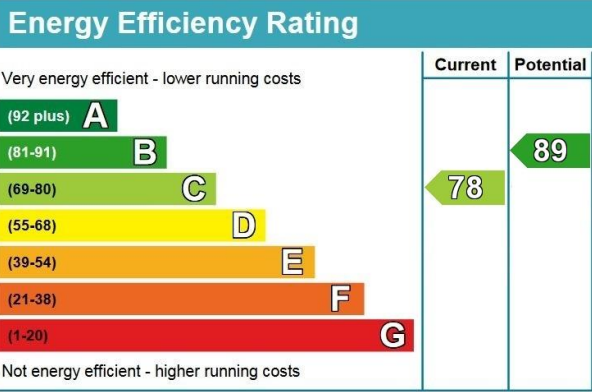x 8'5 (2.56)

GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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ESTATE AGENTS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		**89**
(69-80) **C**		
(55-68) **D**	**78**	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

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ESTATE AGENTS

Shuttle Road, Andover, SP11 6WR   Guide Price £370,000 Freehold

- **Entrance Hallway**
- **Kitchen/Breakfast Room**
- **Master Bedroom Suite**
- **Family Bathroom**

- **Enclosed Rear Garden**

- **Living Room**
- **Cloakroom**
- **Two Further Bedrooms**
- **Garage & Driveway Parking**
- **Close to Amenities & Open Countryside**

DESCRIPTION:
Available to the property market, this three-bedroomed, detached house is located close to open countryside near the southern edge of the popular Augusta Park development. The property benefits from driveway parking in front of an attached garage with the accommodation well presented throughout, comprising an entrance hallway, living room, kitchen/breakfast room, cloakroom, master bedroom suite and two further bedrooms serviced by a family bathroom. Outside there is driveway parking leading to a garage and a fully enclosed garden to the rear.

LOCATION:
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. Shuttle Road can be found on the eastern edge of the Augusta Park development off Finkley Farm Road, linking Loom Crescent with Fuller Way. The location has many local amenities, including schools, a nursery, a Co-Op convenience store, fast food outlets and East Anton sports ground with Harmony Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby. The development borders open countryside and the nearby village of Smannell with its public house is a short distance away.

ACCOMMODATION:
Canopy porch with front door into:

ENTRANCE HALLWAY:
Stairs to first floor. Under-stairs storage. Door to:

CLOAKROOM:
Close-coupled WC, pedestal hand wash basin and radiator.

LIVING ROOM:
French doors opening out to the rear garden. Radiator.

KITCHEN/BREAKFAST ROOM:
Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Induction hob with extractor over and oven below. Cupboard with wall-mounted boiler and space for table and chairs.

LANDING:
Loft access and radiator. Doors to:

MASTER BEDROOM SUITE:
Double bedroom with window to the rear. Radiator. Door to:

ENSUITE SHOWER ROOM:
Large shower cubicle, wash hand basin, WC and radiator.

BEDROOM 2:
Window to front.

BEDROOM 3:
Window to rear.

BATHROOM:
Panelled bath with shower head, wash hand basin and WC

REAR GARDEN:
Fully enclosed large corner plot garden that has further space to the side of the property with a decked area adjacent to the house. The remainder is laid to lawn.

GARAGE:
Up and over door with power, lighting and eaves storage.

TENURE & SERVICES:
Freehold. Mains water, drainage, electricity and gas are connected. Gas-fired central heating to radiators. We are advised that the current owners do not pay estate fees, unlike most of the development but if purchased, your conveyancer will confirm.