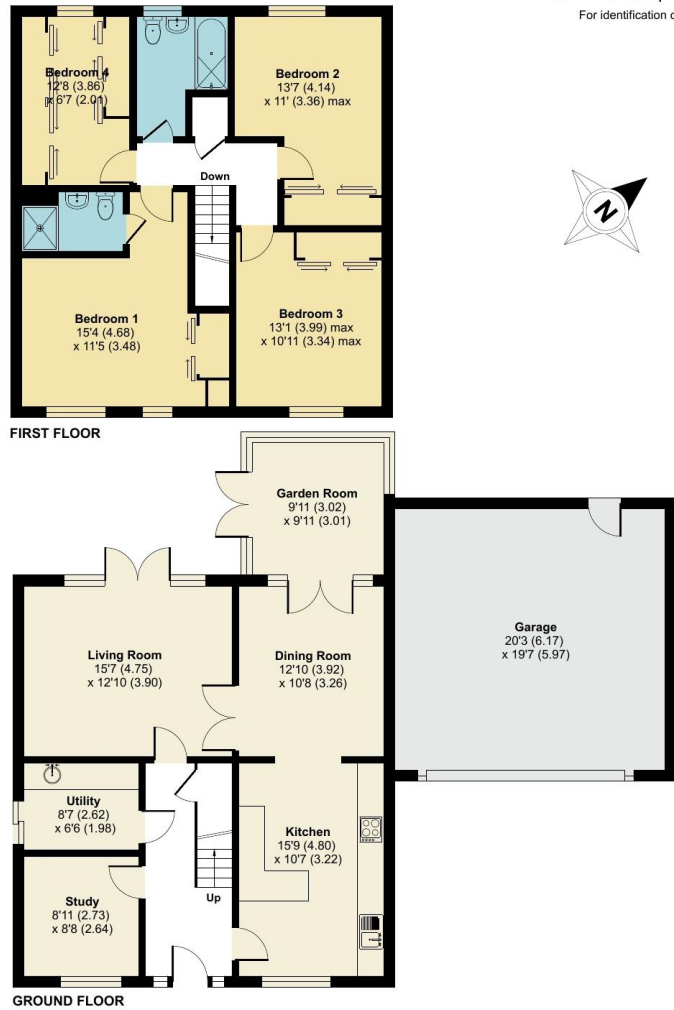## Cowslip Way, Andover, SP11

Approximate Area = 1682 sq ft / 156.2 sq m
Garage = 396 sq ft / 36.7 sq m
Total = 2078 sq ft / 193 sq m
For identification only - Not to scale

FIRST FLOOR

Bedroom 4
12'8 (3.86)
x 6'7 (2.01)

Bedroom 2
13'7 (4.14)
x 11' (3.36) max

Down

Bedroom 1
15'4 (4.68)
x 11'5 (3.48)

Bedroom 3
13'1 (3.99) max
x 10'11 (3.34) max

GROUND FLOOR

Garden Room
9'11 (3.02)
x 9'11 (3.01)

Garage
20'3 (6.17)
x 19'7 (5.97)

Living Room
15'7 (4.75)
x 12'10 (3.90)

Dining Room
12'10 (3.92)
x 10'8 (3.26)

Utility
8'7 (2.62)
x 6'6 (1.98)

Kitchen
15'9 (4.80)
x 10'7 (3.22)

Study
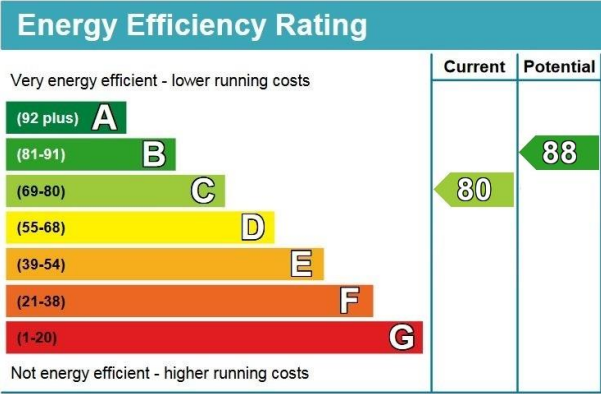8'11 (2.73)
x 8'8 (2.64)

Up

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025.
Produced for Austin Hawk Ltd.   REF: 1294911

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ESTATE AGENTS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		88
(69-80) **C**	80	
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

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ESTATE AGENTS

Cowslip Way, Andover   Guide Price £600,000 Freehold

- **Living Room & Dining Room**
- **Utility Room**
- **Master Bedroom Suite**
- **Family Bathroom**
- **Practical & Attractive Rear Garden**

- **Modern Contemporary Kitchen**
- **Garden Room & Study**
- **Three Further Double Bedrooms**
- **Double Garage & Driveway Parking**
- **Outlook over Open Countryside**

Immaculately presented and beautifully positioned with an outlook to the front over both a communal green space and rolling open countryside beyond, this four-double-bedroomed, detached house would make the perfect family home. The property benefits from an attached double garage with driveway parking to the front with EV charging, whilst to the rear is an upgraded, tranquil, practical rear garden. The accommodation itself comprises a ground floor with a welcoming entrance hallway, a modern, contemporary kitchen with an open-plan flow into a dining room with access to a separate garden room. There is also a very good-sized living room, a front aspect study and a utility/cloakroom, whilst the first floor provides a master bedroom suite, two further double bedrooms plus a fourth bedroom, an original double which is currently used as a dressing room with extensive wardrobe storage. Finally, the first floor is home to the family bathroom.

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. Cowslip Way forms part of the most eastern edge of the Augusta Park development, accessed via Ryeland Way or Harebell Road. The property fronts on to an attractive green belt of mixed woodland and grassland verges with open countryside beyond. The location has many local amenities close by, including schools, a nursery, a Co-Op convenience store and fast-food outlets. East Anton sports ground with Diamond Woods Nature Reserve just beyond is literally a matter of metres away and can be accessed via a footpath that runs along the green belt to the front of the property. The popular Finkley Down Farm Park is also close by with the development bordering open countryside; the nearby village of Smannell, with its public house, is just over half a mile from the property.

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.