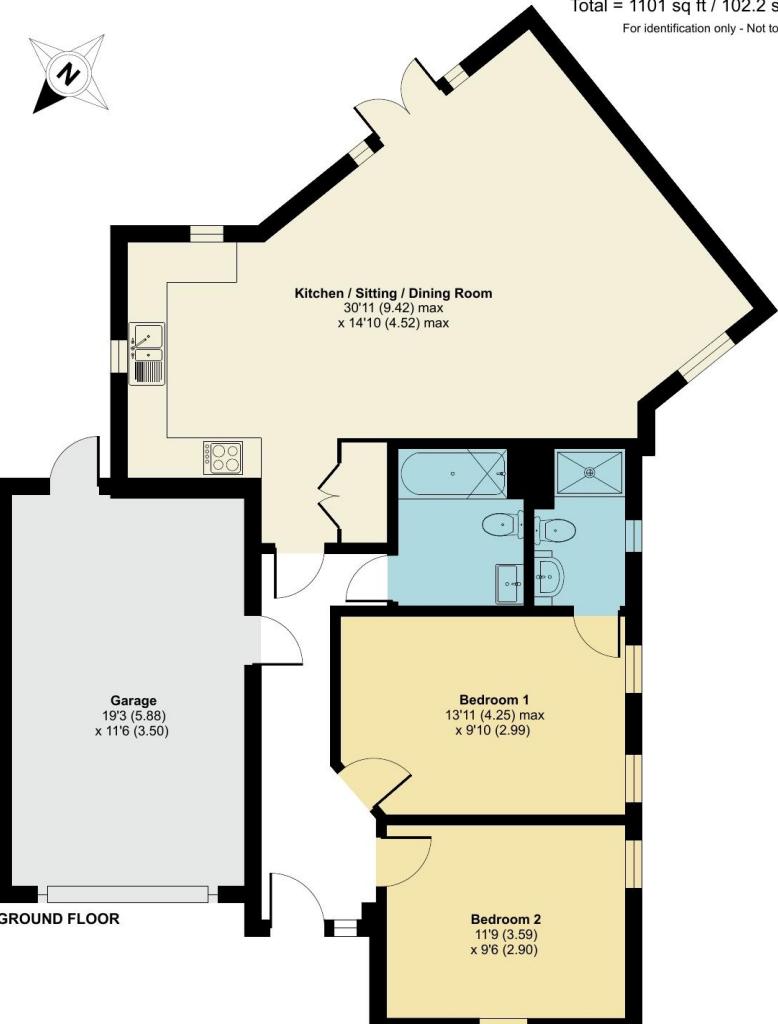


## Barley Road, Andover, SP11

Approximate Area = 879 sq ft / 81.6 sq m  
Garage = 222 sq ft / 20.6 sq m  
Total = 1101 sq ft / 102.2 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). ©niches.com 2025.  
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**AH**  
**austinhawk**  
ESTATE AGENTS



**Barley Road Andover**

**Guide Price £400,000**



### Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current

70

Potential

82

- HALLWAY
- OPEN CONCEPT LIVING
- ENSUITE
- INTERGRAL GARAGE

- **TWO BEDROOMS**
- **BATHROOM**
- **PRIVATE REAR GARDEN**
- **DRIVEWAY PARKING**

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.

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Austin Hawk are delighted to present a rare opportunity to acquire a beautifully appointed two bed, two bath, barn-style bungalow, built in 2011 and located within the prestigious Barns development of nine homes, an exclusive part of Augusta Park. One of only two bungalows on the entire development, this unique home combines contemporary open concept living with charming architectural character.

Upon entering, you are welcomed by a hallway that leads to two well-proportioned bedrooms, the main bedroom has an en-suite shower room and there is a modern family bathroom. The open-plan living area is positioned at the far end of the property and features striking high ceilings and patio doors that open onto a beautifully maintained, private rear garden. The small, enclosed private rear garden is landscaped with trees, shrubs and plants and has a large patio ideal for entertaining.

The integrated garage with an electric up and over door and a plentiful supply of power sockets can also be accessed from the hallway and has access to the rear garden. The garage offers versatile potential beyond vehicle storage—perfect as a workshop, home gym, or studio.

The property also benefits from a private driveway and parking and a charming front garden, adding to its overall kerb appeal.

There is a private access from the nine 'Barns' properties via a private, secured, gate to a green area backing on to the Community Centre, Co-op store, two takeaways and a beauty salon.

Nestled in a peaceful corner of Augusta Park, adjacent to a listed farmhouse this bungalow is unique.

The area itself is steeped in history, built on the site of a former Roman fort and linked to the ancient Icknield Way, widely considered one of Britain's oldest roads. The surrounding area also offers extensive green spaces, parks, and countryside walks, with routes leading to Bourne Valley, Smannell village, Little London and beyond. With only two bungalows ever constructed in this highly sought-after development, opportunities like this are exceptionally rare. Viewing is strongly advised. Please contact the Austin Hawk office for further information or to arrange a visit at your earliest convenience

Estate fees may apply contact the office for further information.

