

Meliot Rise, SP10
Approximate Gross Internal Area = 123.3 sq m / 1325 sq ft
Approximate Garage Internal Area = 14.6 sq m / 158 sq ft
Approximate Outbuilding Internal Area = 10.8 sq m / 117 sq ft
Approximate Total Internal Area = 148.7 sq m / 1600 sq ft



Immaculately presented both inside and out, this four-double-bedroomed, detached family home occupies a non-overlooked plot in a quiet cul-de-sac on the northern edge of Andover. The property benefits from driveway parking to the front of an integral garage along with a location bordering Anton Lakes Nature Reserve with also open countryside a very short distance away. The accommodation, with a unique, modern and contemporary style throughout, comprises an entrance hallway with internal access into the garage, a cloakroom, an open-plan, dual-aspect living/dining room, a kitchen, four double bedrooms and a family bathroom. Outside to the rear is an attractive, practical, low-maintenance garden which includes a summer house.

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. Meliot Rise is a quiet cul-de-sac located off Newbury Road on the northern side of Andover with footpath access to Anton Lakes Nature Reserve which is just a few metres away. The property neighbours Saxon Fields, which has its own convenience store, children's playground and sports pitch. Nearby Charlton village has a host of its own amenities, including convenience stores, a pub, a church, a veterinary practice, plus Charlton Lakeside Leisure Park. Andover's mainline railway station is just beyond Charlton village, whilst the outlying village of Enham Alamein is just a mile to the north, which has a village shop and a post office.

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.

