



Meliot Rise, Andover

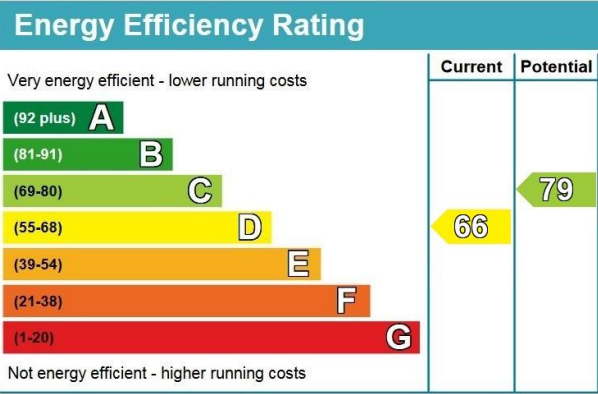
Guide Price £479,950 Freehold

- Modern Contemporary Family Home
  - Open-Plan Living/Dining Room
  - Cloakroom
  - Family Bathroom
  - Attractive Gardens & Summer House
- Entrance Hallway
  - Kitchen
  - Four Double Bedrooms
  - Garage & Driveway Parking
  - Close to Open Countryside

**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



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
Produced for Austin Hawk Ltd



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.





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.

