



DESCRIPTION: This impressive, detached, home enjoys a generous corner plot in a highly desirable location on the south side of town, within the catchment area for Anton School. Beautifully presented throughout, the property has been thoughtfully extended and upgraded by the current owners. The spacious accommodation includes an entrance hall, cloakroom, a stylish contemporary kitchen with central island, and open-plan access to a dining area and utility space. There is a separate living room and a sitting room—both featuring bi-fold doors that open onto the garden. Upstairs, you’ll find two bedrooms with ensuite shower rooms, two additional bedrooms, and a modern family bathroom. Outside, the property benefits from a double garage to the side, driveway parking for three vehicles, and a generously sized garden with a private patio area directly adjoining the house.

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.

ACCOMMODATION: Open porch with timber posts and front door into:

ENTRANCE HALL: Window to front. Porcelain tiled flooring, stairs to first floor with understairs storage and doors to:

CLOAKROOM: Window to front. Vanity cupboard with wash hand basin, WC and heated towel rail.

KITCHEN: Double aspect with a door to the side. Contemporary range of eye and base level cupboards and drawers with quartz work surfaces over and inset stainless steel sink with drainer. Inset five burner gas hob with extractor over and eye level double oven. Central island/breakfast bar, integral dishwasher and fridge/freezer. Open access to:

UTILITY AREA: Double aspect with door to garden. Range of cupboards, including display shelving, with work surfaces over and inset stainless steel sink with drainer. Space and plumbing for washing machine and tumble drier.

DINING AREA: Window to rear. Australian oak flooring and arch to:

LIVING ROOM: Window to front and fi-fold doors to garden. Australian oak flooring and fireplace with double sided wood burner. Door to:

SITTING ROOM: Double aspect with bi-fold doors to garden. Amtico herringbone flooring and fireplace with double sided wood burning stove.

FIRST FLOOR LANDING: Window to front. Airing cupboard, boiler cupboard, loft access and doors to:

BEDROOM 1: Double aspect. Fitted wardrobe cupboards with mirror doors and door to:

ENSUITE SHOWER ROOM: Shower cubicle with rainfall shower, vanity cupboard with wash hand basin, WC and heated towel rail.

BEDROOM 2: Window to side and door to:

ENSUITE SHOWER ROOM: Window to side. Double shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

BEDROOM 3: Window to rear and fitted wardrobe cupboard.

BEDROOM 4: Window to side. Currently used as an office.

BATHROOM: Double aspect. Panelled bath, shower cubicle, vanity cupboard with wash hand basin, WC and heated towel rail.

OUTSIDE: The front garden extends to two sides of the property and is enclosed by a low level brick wall. Mainly laid to lawn with mature flower and shrub borders. Gated access to porcelain paved path to porch and front door.

GARDEN: Secluded porcelain paved seating area adjacent to the property on two levels. The remainder is laid to lawn with well stocked shrub and flower borders. Wooden double gates lead to the driveway offering parking for three cars and access to the **DOUBLE GARAGE** with up and over door, power, light and a personal door to the rear.

TENURE & SERVICES: Freehold. Mains drainage, water, electricity and gas are connected. Gas central heating to radiators.

AGENT NOTE: Under the terms of Section 21 of the 1979 Estate Agents Act, the agent declares an interest in the property.

