



2 Jutland Crescent, Andover, SP10 4NB
Guide Price £595,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned on the sought after Saxonfields development to the north side of Andover, Graham & Co are delighted to bring to the market this immaculately presented and spacious detached family home. The property itself offers excellent accommodation over two floors and benefits from a garage conversion to create further space. The hall houses a shower/cloakroom, living room with views to front leading to the dining room and then onto the conservatory, separate study and an open plan fitted kitchen with utility, snug/bedroom five. To the first floor there are four large double bedrooms with the master having en-suite shower/bath room and family bathroom/shower room, gas central heating and double glazing. The gardens have been well landscaped with terrace and drive to front, lawn with patio and flower and shrub beds to rear.





Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.



Jutland Crescent, SP10

Approximate Gross Internal Area = 200.8 sq m / 2161 sq ft
(Including Store)



PRODUCED FOR GRAHAM AND CO
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1051643)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			
(81-94) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: F



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

