



25 Olympic Park Road, Andover, SP11 6RX  
Guide Price £399,950





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## PROPERTY DESCRIPTION BY Miss Jay Cowan

Welcome to this stunning three-bedroom detached family home, once the illustrious showpiece of the neighbourhood. As you step through the entrance hall, you're greeted with an air of elegance and practicality. The ground floor boasts a convenient downstairs cloakroom, ensuring comfort for guests and residents alike. The heart of the home lies in the spacious kitchen/diner, designed for both functionality and style. Ample storage options cater to the needs of a busy family, while rear access to the driveway and garage adds a layer of convenience seldom found elsewhere. The adjacent lounge beckons with its warmth and comfort, offering French doors that open gracefully onto the garden, seamlessly blending indoor and outdoor living. Ascending the stairs, you'll discover a haven of tranquillity on the first floor. Three generously sized bedrooms await, each promising restful nights and peaceful mornings. The master bedroom is a sanctuary in itself, complete with an en suite bathroom for added privacy and luxury. A well-appointed family bathroom serves the additional bedrooms, ensuring comfort for all. Internally, the property exudes sophistication, boasting partially upgraded flooring and a higher specification than the standard builds within the development. Every detail has been carefully considered, elevating this home above the rest. Outside, the allure continues with driveway parking and a garage accessible from the rear garden, providing both security and convenience. Positioned on the edge of the development, this home enjoys a picturesque outlook of green areas, offering a serene backdrop for everyday living. Additional parking is available for visitors, ensuring stress-free gatherings with friends and family. The garden is a true gem, thoughtfully designed to maximize enjoyment throughout the day. A patio area basks in the morning sun, perfect for leisurely breakfasts or a quiet cup of coffee. In the evening, the decking area becomes the ideal spot for al fresco dining or unwinding with a glass of wine as the sun sets, creating memories that will last a lifetime. In summary, this former show home is a testament to refined living, offering a blend of practicality, luxury, and charm that is sure to captivate discerning buyers seeking the perfect family retreat.







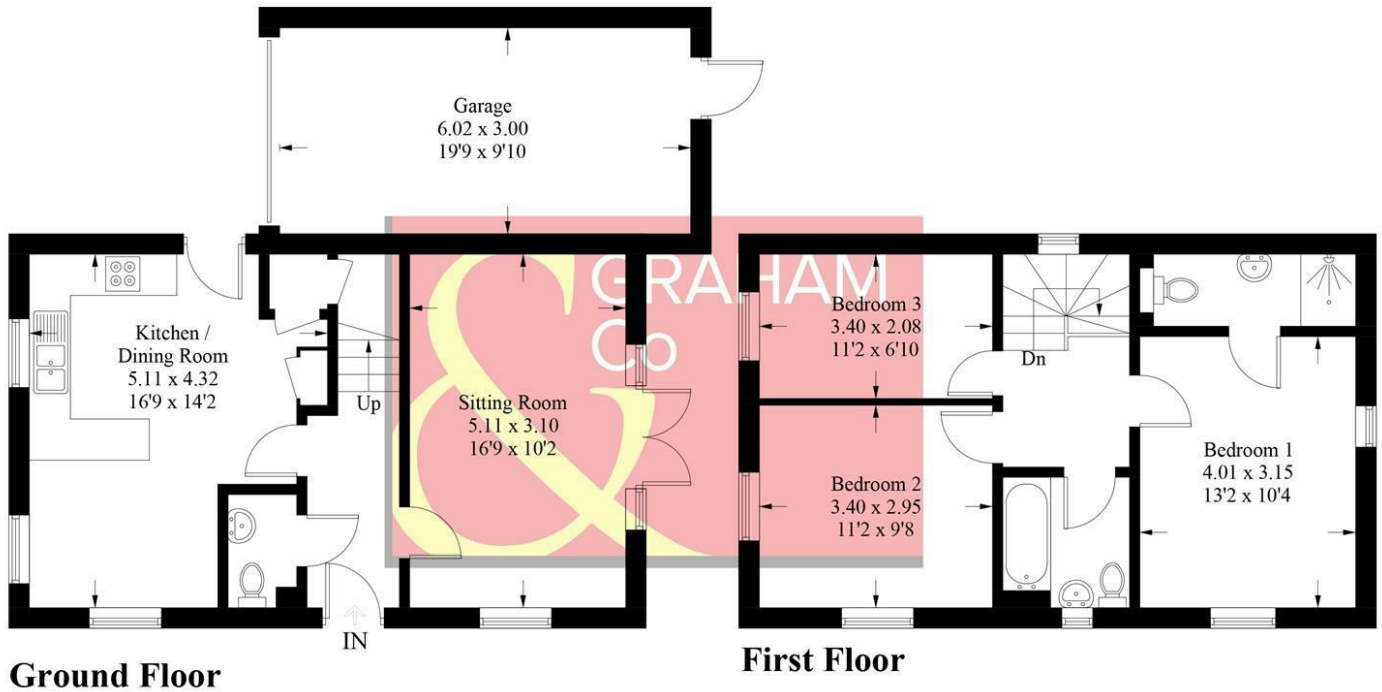
Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.





# Olympic Park Road, SP11

Approximate Gross Internal Area = 90.1 sq m / 970 sq ft  
 Garage = 18.1 sq m / 195 sq ft  
 Total = 108.2 sq m / 1165 sq ft



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 (ID1064932)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) <b>A</b>		90
(81-91) <b>B</b>	80	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Tax Band: D



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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.

