



Ta Maray Gilberts Mead Close, Anna Valley, Andover, SP11  
7PL  
Asking Price £675,000



## 1a Maray Gilberts Mead Close, Anna Valley Andover, Asking Price £675,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Welcome to your dream family home nestled in the heart of the beloved village of Anna Valley! This enchanting four-bedroom detached residence is a beacon of comfort and convenience, offering an idyllic lifestyle in a sought-after residential cul de sac. As you approach, the allure of this property is undeniable, with its charming exterior set against the backdrop of a tranquil neighbourhood. Boasting an attached double garage, ample parking space welcomes you and your guests. Upon entry, you're greeted by a warm and inviting ambiance, where modern living seamlessly merges with timeless elegance. The ground floor features a spacious kitchen/breakfast room, perfect for culinary adventures and morning gatherings. Adjacent, the dining room sets the stage for memorable family meals, while the sitting room offers a retreat for relaxation. For those who work or study from home, a dedicated study provides the ideal space for productivity and focus. Convenience is key with a downstairs cloakroom, ensuring practicality for busy family life. Step into the airy conservatory, a sunlit haven that beckons you to unwind and bask in the beauty of the landscaped rear garden. This southerly facing oasis boasts mature foliage and gated access to a footpath, leading to Bury Hill Ring and Upper Clatford beyond, perfect for leisurely strolls and outdoor adventures. Adding to the functionality of the home, a utility room offers space for laundry tasks and additional storage, keeping the main living areas clutter-free and organised. Ascending to the first floor, discover four generously sized bedrooms, each exuding comfort and tranquility. The principal bedroom is a sanctuary unto itself, complete with an en-suite bathroom of equal proportion to the large family bathroom, ensuring ample space and privacy for all. Beyond its captivating interiors and serene surroundings, this home offers practicality and convenience at every turn. Situated within excellent school catchments and boasting easy access to the A303, commuting and education are effortlessly catered for, enhancing the appeal of this remarkable abode. Embrace the epitome of family living and make cherished memories in this exceptional home, where every detail has been thoughtfully crafted to elevate your lifestyle to new heights. Discover the perfect harmony of comfort, convenience, and community in this Anna Valley gem.



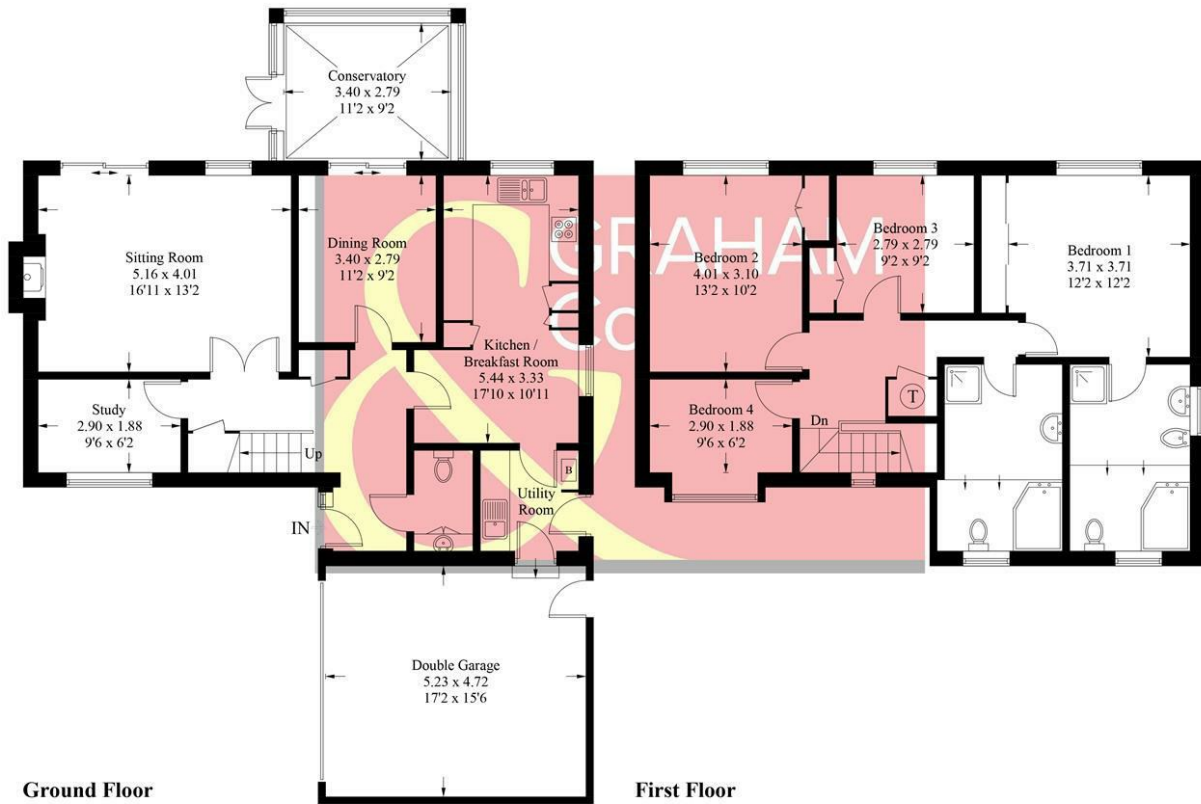


The popular village of Anna Valley offers a recreation ground and garden centre, whilst the neighbouring village of Upper Clatford to the south east has a public house and church. The village of Abbotts Ann lies to the west has two public houses, village shop and well regarded village school. There is another village school in Goodworth Clatford which again has a extremely good reputation. There is a bus stop close to the property with regular services into Andover, about 1½ miles away, which has a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to London Waterloo in just over one hour. The cathedral cities of Salisbury and Winchester are both within half an hour's drive away and the A303 is close at hand allowing convenient road access to London and the West Country.



# Gilberts Mead, SP11

Approximate Gross Internal Area = 188.0 sq m / 2024 sq ft  
(Including Double Garage)



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 (ID1071538)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>	83	86
(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: 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.