



4 Mead Hedges, Andover, SP10 2LB
Guide Price £525,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to offer for sale an impressive detached character property tucked away in a quiet lane benefiting from excellent family accommodation with integral annex facility and river frontage. The accommodation itself is set over two floors with the main house having entrance hall leading to fitted kitchen/breakfast room with double doors leading to garden, living room with open fireplace and stripped flooring leading to double glazed conservatory an onto garden, separate dining room with open fireplace and stripped flooring. To the first floor there are three bedrooms all with feature ornamental fireplaces and modern fitted bathroom with bath and separate shower cubicle. The annex is integral to the property and is approached via the dining room which leads to kitchen, garage and shower room with stairs leading to double bedroom on the first floor. Outside there is a driveway providing off-road parking for several cars and leading to garage with side access to the rear garden which has been beautifully landscaped and comprises patio area leading to lawned area with mature flower and shrub beds, further patio and river frontage.



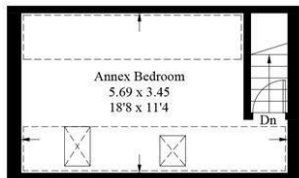
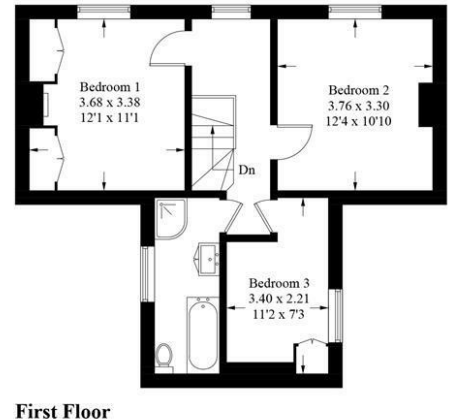
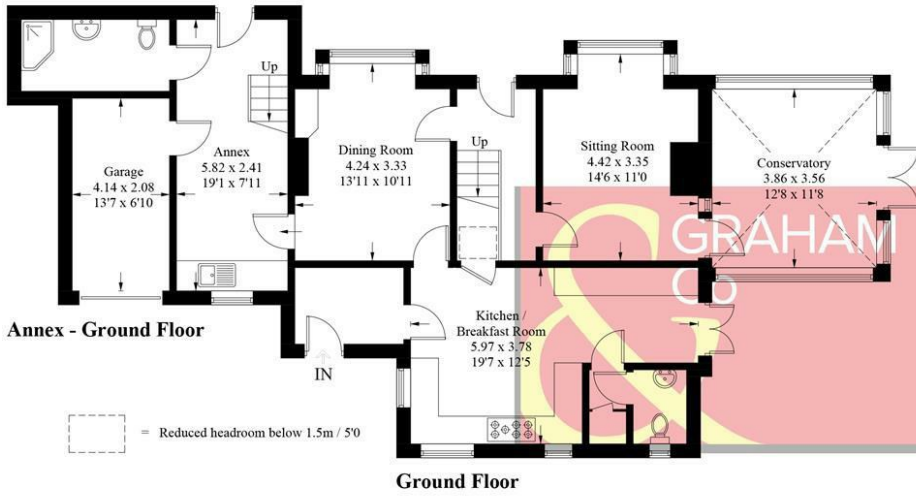


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



Mead Hedges, SP10

Approximate Gross Internal Area = 125.6 sq m / 1352 sq ft
 Annex = 48.9 sq m / 526 sq ft
 Total = 174.5 sq m / 1878 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 (ID1079087)

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(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	74
EU Directive 2002/91/EC			

Tax Band: E



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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.

