



12 Georgia Close, Andover, SP10 2UF  
Guide Price £485,000





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### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Welcome to this delightful family home situated in the sought-after development of Anna Fields, located just off Salisbury Road. This charming property offers easy access to the local nature reserve and a convenient footpath along the old railway line, providing a level walk into the town centre. With effortless access to the A303, this home is perfectly positioned for both tranquility and connectivity. The current owners have thoughtfully improved the property, resulting in a well-designed layout ideal for family living. The ground floor features a modern kitchen leading to a practical utility room with a side door and access to a downstairs toilet. Adjacent to the kitchen is a dining room perfect for family meals and entertaining. A solid roof conservatory offers excellent insulation throughout the year, making it a cozy retreat in winter and a cool haven in summer. Completing the ground floor is a spacious living room at the front of the house. Upstairs, you will find a family bathroom serving three of the four well-sized bedrooms. The principal bedroom boasts its own en-suite shower room for added privacy and convenience. All bedrooms are equipped with built-in wardrobes, providing ample storage space. The rear garden is a true highlight, offering a private and serene space perfect for enjoying the warmer summer months. It is not overlooked, ensuring a sense of seclusion and tranquility. Additionally, the property benefits from a single garage and a driveway to the front, providing ample parking and storage solutions. This lovely home in Anna Fields is ideal for families seeking a blend of modern comforts and convenient access to nature and town amenities. Don't miss the opportunity to make this house your home.







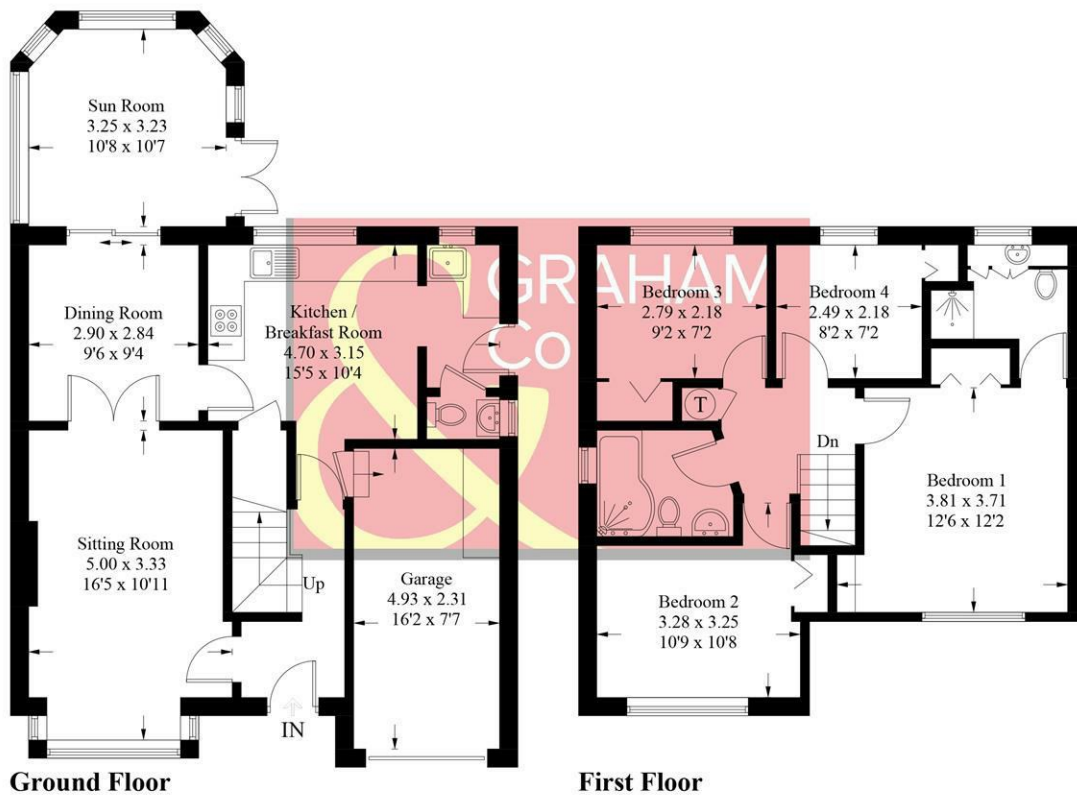
Anna Fields is a relatively small and highly regarded modern development on the southern side of Andover. The development is well placed with excellent access to both Andover town centre and the extensive road links from the A303. There is also a footpath which gives access onto the former Sprat & Winkle train line which offers a lovely level walk into Andover and also open countryside including the picturesque Rooksbury Lakes. There is a very handy post office/convenience store situated just opposite the development on the Salisbury Road.





# Georgia Close, SP10

Approximate Gross Internal Area = 124.5 sq m / 1340 sq ft  
(Including 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 (ID1088105)

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(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: E



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