



25 Winchester Road, Andover, SP10 2EQ  
Guide Price £695,000



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned along the sought after Winchester Road just a short stroll to the town itself, Graham & Co are delighted to bring to the market this impressive extended detached character property offered for sale with No Chain. The accommodation itself is well planned and benefits from an entrance hall with cloakroom and stairs leading down to a large useable cellar. A living room leads through to the dining room having views to front, separate family room and large conservatory leading to the rear garden, spacious fitted kitchen/breakfast room, utility. To the first floor there are four double bedrooms, en-suite, family bathroom and a dressing room, gas central heating and double glazing. Outside a driveway provides parking for several cars leading to the garage. The rear garden itself of excellent size and well established comprising lawn and an abundance of flower and shrub beds.



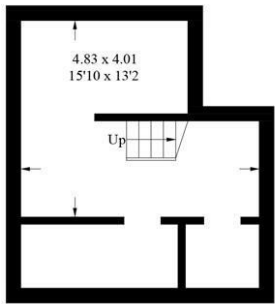
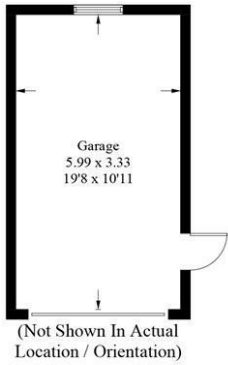
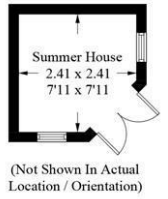


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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.

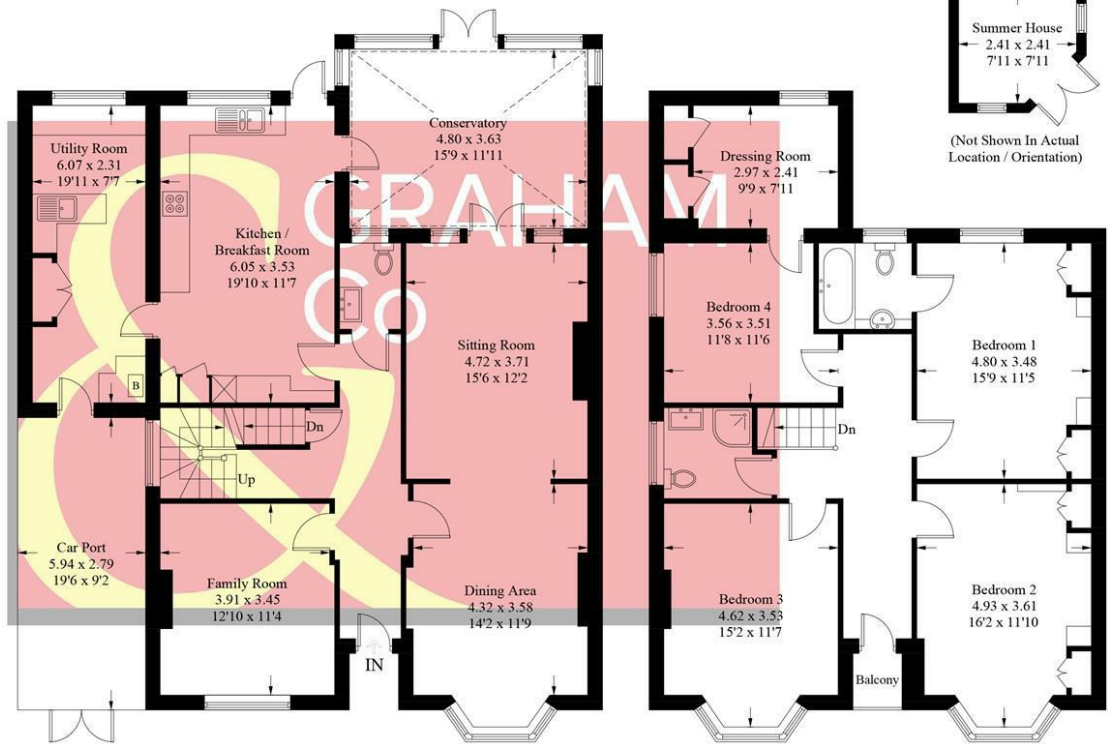


# Winchester Road, SP10

Approximate Gross Internal Area = 238.9 sq m / 2571 sq ft  
 (Excluding Car Port)  
 Garage & Outbuilding = 25.3 sq m / 272 sq ft  
 Total = 264.2 sq m / 2843 sq ft



**Basement  
Lower Ground Floor**



**Ground Floor**

**First Floor**

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 (ID1079976)

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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>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	58	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tax Band: G



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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.

