



4 Shears Road, Andover, SP11 6DY
Guide Price £465,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to Shears Road, Andover - a charming detached house that offers a perfect blend of comfort and style. This property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

One of the highlights of this property is its beautifully landscaped garden, thoughtfully designed by its current owners. Imagine spending sunny afternoons surrounded by lush greenery and colourful blooms, creating your own private oasis.

In addition to the stunning garden, this house features a driveway and garage, providing convenient parking options for you and your visitors. The open plan kitchen diner is perfect for hosting dinner parties, while the separate study offers a quiet space to work or unwind.

The lounge is a bright and inviting space, complete with French doors that flood the room with natural light. The shutters to the front of the house not only add a touch of elegance but also provide privacy and security.

Don't miss the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the charm of Shears Road for yourself.



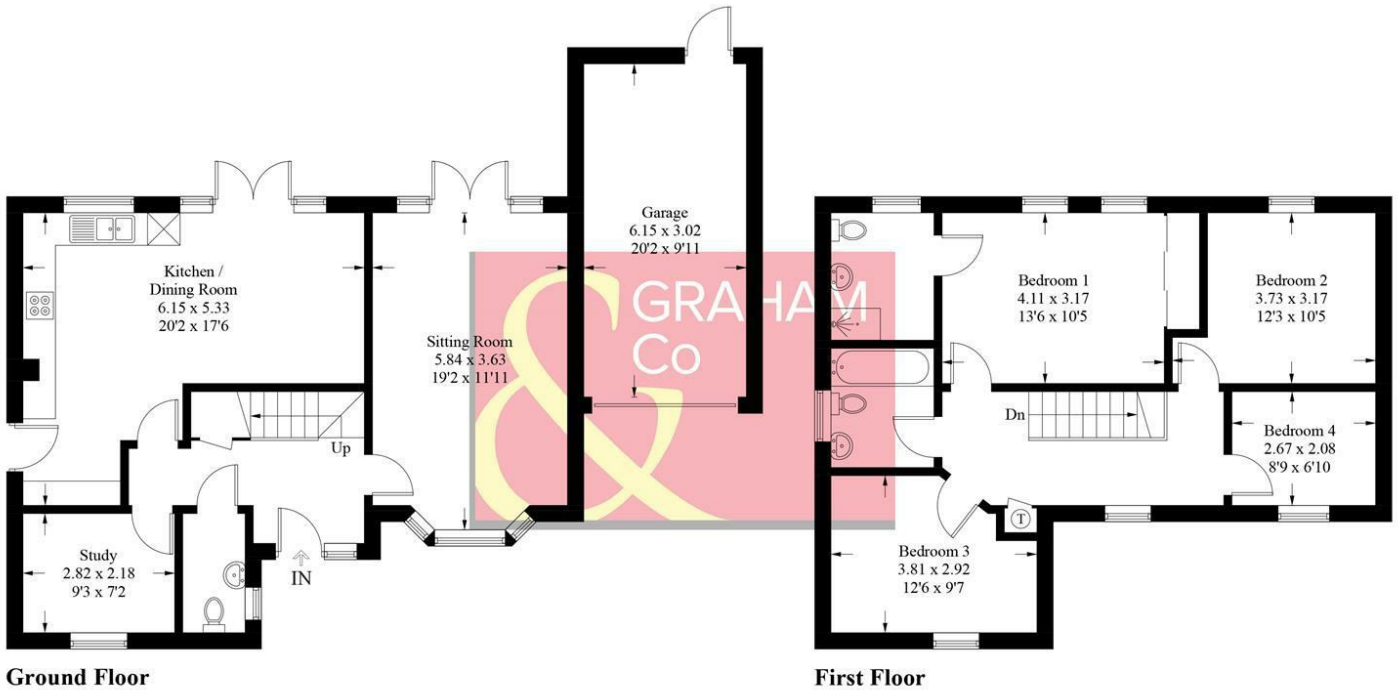


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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.



Shears Road, SP11

Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 148.7 sq m / 1600 sq ft



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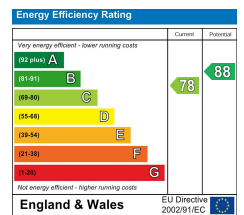
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1134306)

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