



2 Alexandra Road, Andover, SP10 3AE  
Guide Price £840,000





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### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away along this sought after residential location just a short stroll to the train station and town centre, Graham & Co are privileged to be able to market this stunning detached residence. The property itself had been upgraded by the present owners with great attention to details so offers a wealth of character and grand accommodation. An enclosed porch leads to the reception hall being spacious and inviting with an open feature fireplace. The drawing room is positioned to the front of the property with feature open fireplace and a separate dining room with feature open fireplace leads to the newly built orangery and onto the rear garden. A luxury high end fitted kitchen with built-in appliances having ample space for a breakfast table and chairs, views over the garden, cloakroom. To the first floor there are four double bedrooms with the master having an en-suite shower room, separate luxury family bathroom, stairs from the landing leads to second floors having a spacious bedroom suite with study area and open plan en-suite bathroom. Outside a driveway leads to the garage with the rear garden of good size and well landscaped having entertaining area, lawn with mature flower and shrubs, summer house and shed./workshop , all enclosed by fencing. Very rarely does a property with so much character and accommodation become available in such a sought after location so early viewing is highly recommended.







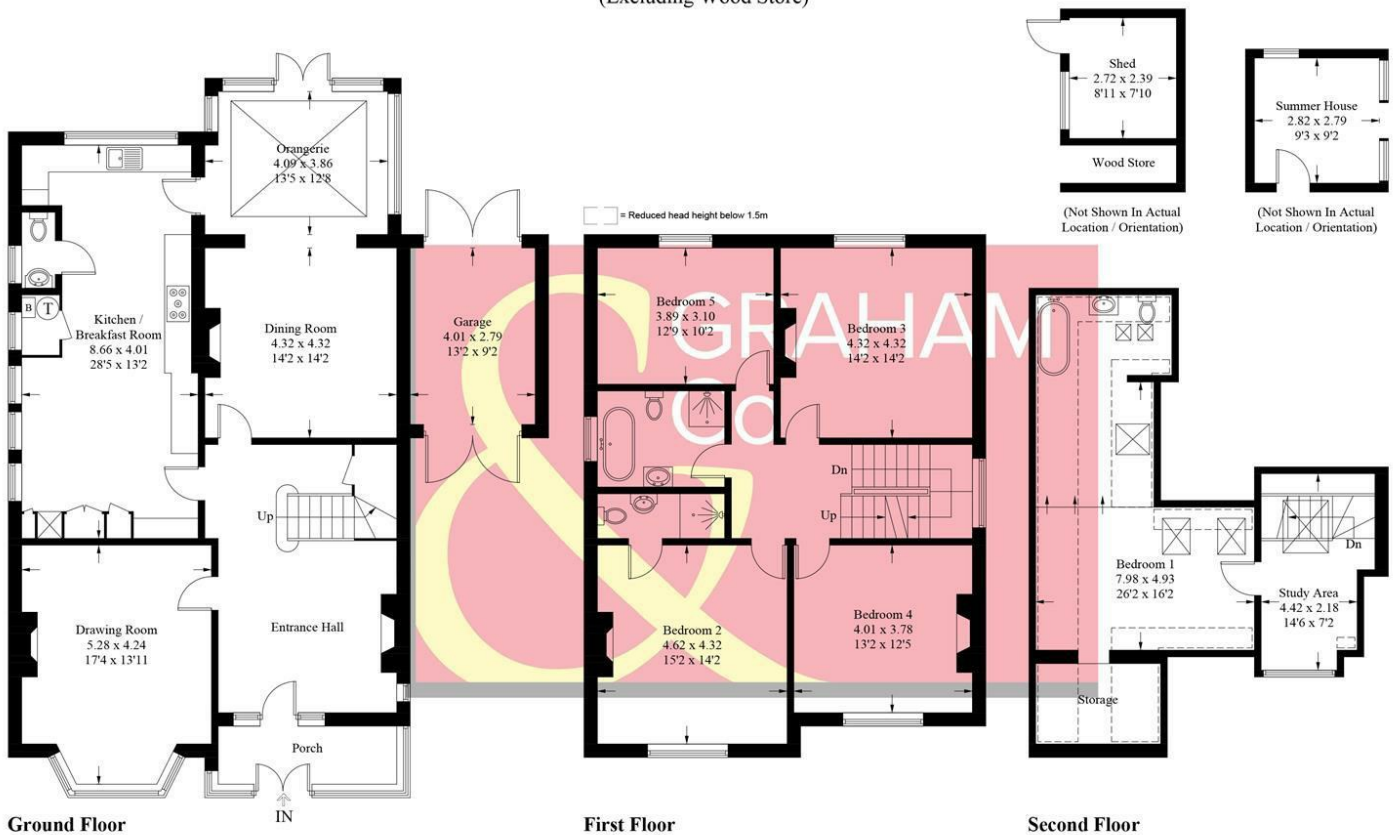
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





## Alexandra Road, SP10

Approximate Gross Internal Area = 258.3 sq m / 2780 sq ft  
Garage & Outbuildings = 25.8 sq m / 278 sq ft  
Total = 284.1 sq m / 3058 sq ft  
(Excluding Wood Store)



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 (ID1162735)

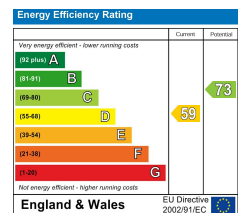
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.