



25 Shuttle Road, Andover, SP11 6WR
Guide Price £375,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market with no onward chain, this beautifully presented three bedroom detached family home situated in the Saxon Heights development within Augusta Park.

The well thought out accommodation comprises a hallway, cloakroom, living room and a kitchen diner. Upstairs is the master bedroom which benefits from an ensuite shower room. there are two further bedrooms and a family bathroom. Outside there is an enclosed rear garden and a garage with a driveway in front.



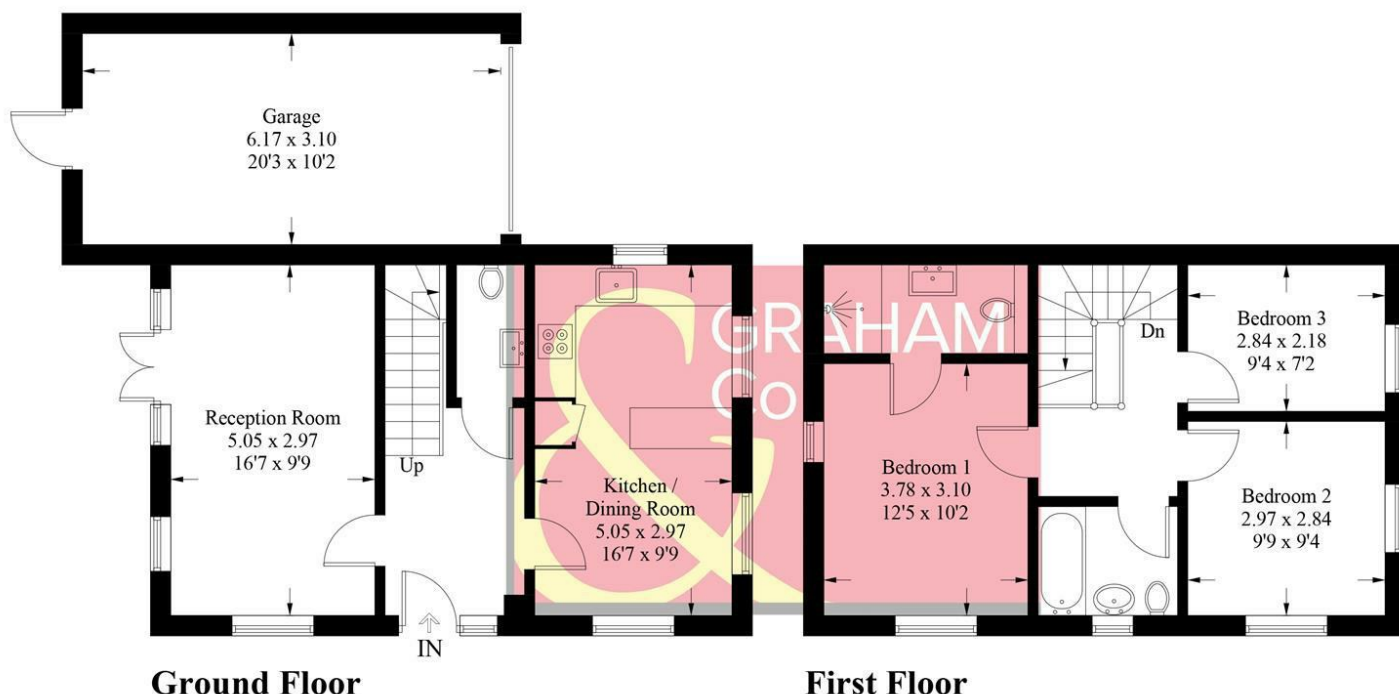


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing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



Shuttle Road, SP11

Approximate Gross Internal Area = 85.3 sq m / 918 sq ft
Garage = 19.2 sq m / 207 sq ft
Total = 104.5 sq m / 1125 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 (ID1179063)

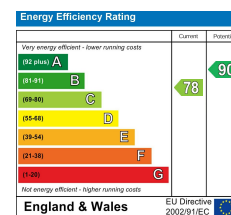
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