



**251 Cashmere Drive, Andover, SP11 6ZS**  
**Guide Price £375,000**





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## PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the desirable area of Cashmere Drive, Andover, this stunning semi-detached townhouse offers a perfect blend of modern living and comfort. Built in 2022, this property boasts a remaining seven years on its NHBC warranty, providing peace of mind for prospective buyers. The house benefits from a garage and parking.

The house features three generously sized bedrooms, including a magnificent master suite located on the top floor. This master bedroom is equipped with built-in wardrobes and a private en suite bathroom, ensuring a tranquil retreat for relaxation. The additional bedrooms are equally spacious, making this home ideal for families or those seeking extra room for guests or a home office.

The heart of the home is the fully fitted kitchen, designed with both style and functionality in mind. It provides ample space for culinary creations and family gatherings. The open-plan layout flows seamlessly into the reception room, creating a warm and inviting atmosphere for entertaining or unwinding after a long day.

Step outside to discover a private rear garden, perfect for enjoying the outdoors. The garden features a rear gate that provides convenient access to the parking and garage, enhancing the practicality of this lovely home. Additionally, the property overlooks a patch of greenery, offering a pleasant view and a sense of tranquillity.

This semi-detached townhouse on Cashmere Drive is not just a house; it is a place where memories can be made. With its modern amenities, spacious layout, and prime location, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this beautiful property your new home.







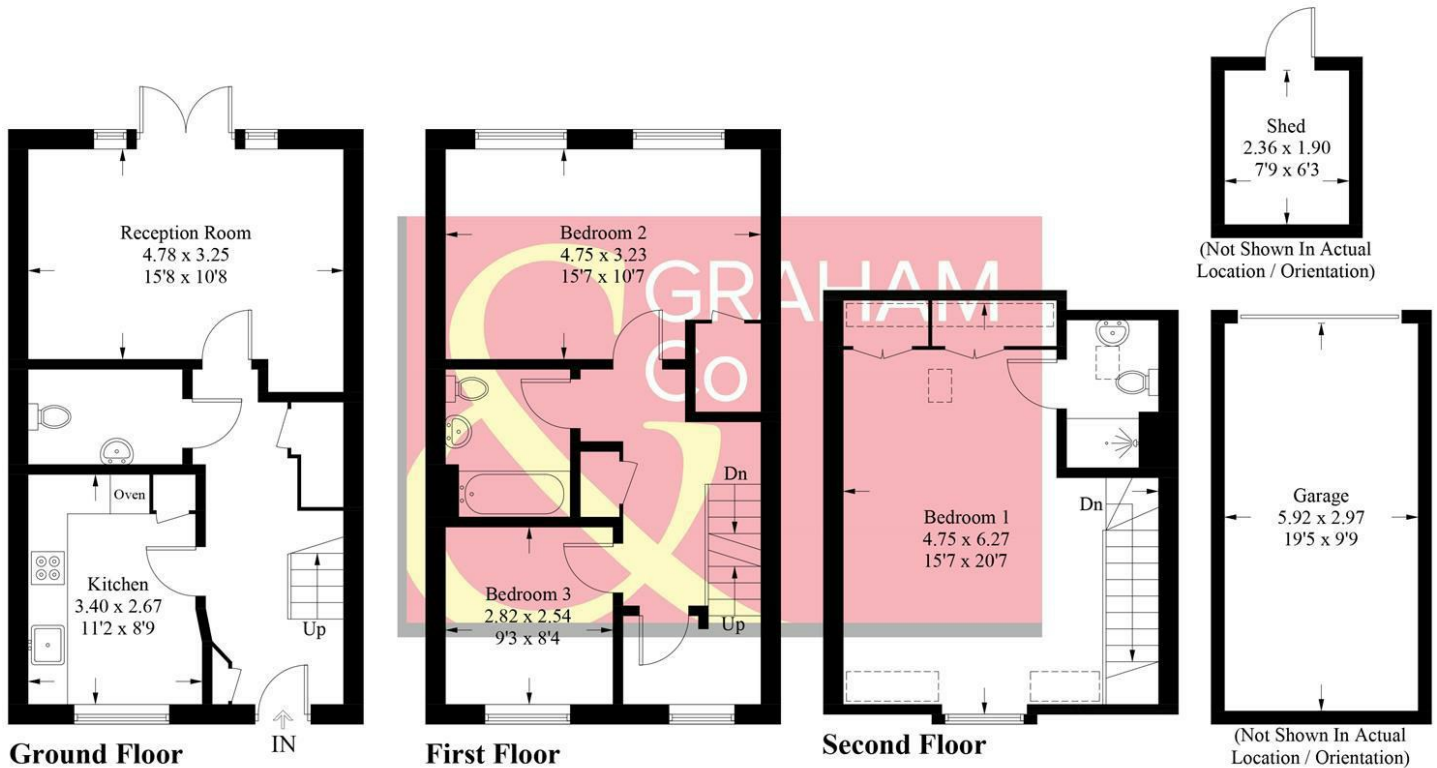
Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing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





## Cashmere Drive, SP11

Approximate Gross Internal Area = 110.7 sq m / 1191 sq ft  
Garage / Shed = 21.9 sq m / 236 sq ft  
Total = 132.6 sq m / 1427 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 (ID1184121)

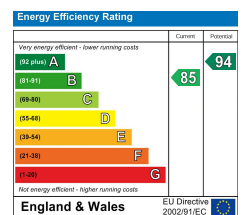
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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