



12 Spindle Close, Andover, SP11 6UR  
Asking Price £475,000





## 12 Spindle Close, Andover, Asking Price £475,000

### PROPERTY DESCRIPTION BY Mr Nick King

This modern and stylish four bedroom detached family home, offers a fine blend of contemporary and practical living.

The accommodation comprises; entrance hallway with guest w/c and storage cupboard, study, living room with bay window, large open plan kitchen/diner with doors to the garden, four bedrooms, with ensuite facilities to the principle bedroom and further family bathroom.

An extensive garden with south facing aspect is predominantly laid to lawn, but also benefits from a large patio, gated side access, along with a courtesy door to the garage. A driveway provides convenient off street parking options. Sold with no onward chain.







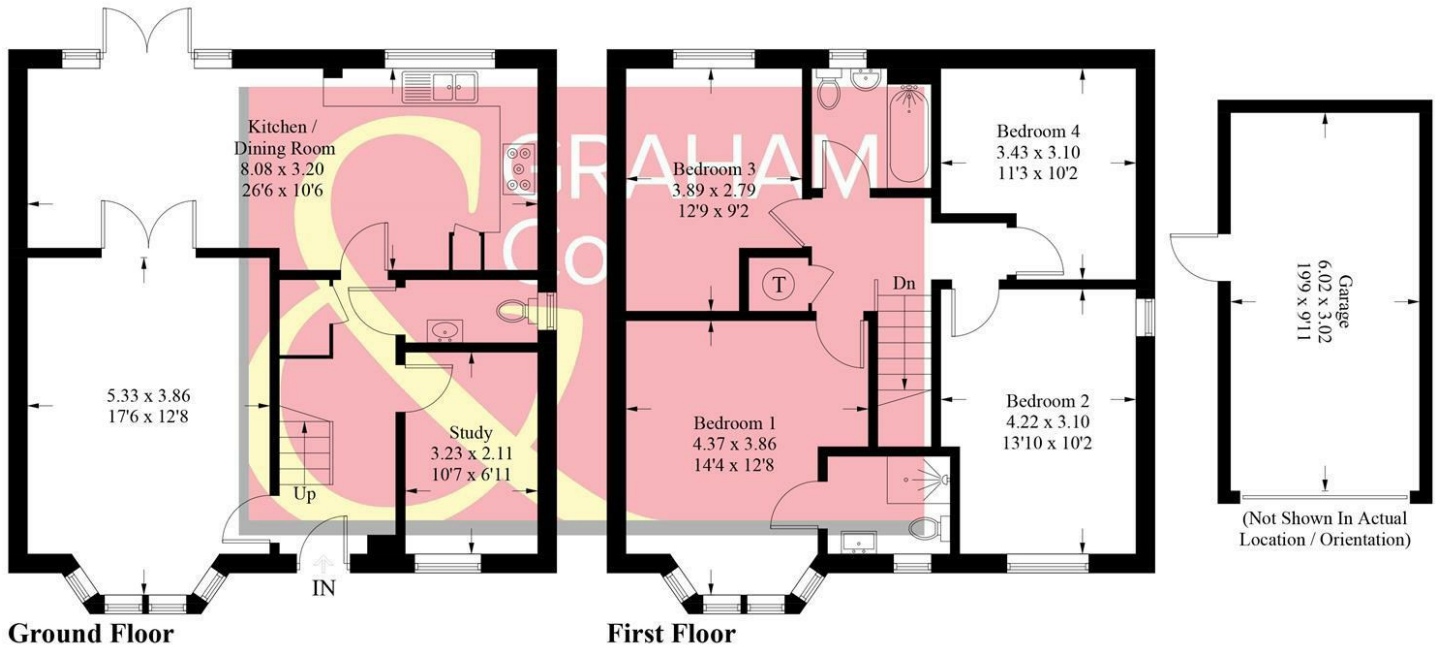
Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Ickniel 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, together with shops. Amongst acres of beautifully landscaped open spaces, parks and play areas there is tonnes of space for families..





## Spindle Close, SP11

Approximate Gross Internal Area = 127.6 sq m / 1373 sq ft  
Garage = 18.0 sq m / 194 sq ft  
Total = 145.6 sq m / 1567 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 (ID1152310)

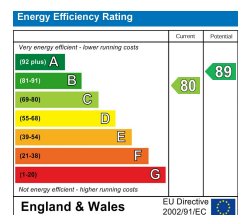
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