



8 Sunflower Way, Andover, SP11 6GD  
Guide Price £510,000





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### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Nestled in a quiet cul-de-sac within the sought-after Augusta Park development on the outskirts of Andover, this spacious and beautifully presented four-bedroom detached house offers the perfect blend of modern living and family comfort. The ground floor accommodation is exceptionally versatile, featuring three generous reception areas including a bright and airy sitting room, a separate dining/playroom, and a private study – ideal for remote working. At the heart of the home lies a stylish open-plan kitchen/dining room, complete with contemporary fittings and ample space for family meals and entertaining. The addition of a conservatory provides a tranquil retreat with views over the enclosed rear garden. Upstairs, the property boasts four well-proportioned double bedrooms. The principal and second bedrooms both benefit from en-suite shower rooms, while a modern family bathroom serves the remaining rooms. Externally, the home continues to impress with an enclosed rear garden – perfect for children, pets, or outdoor entertaining. To the front, a single garage and a generous driveway offer ample parking. Positioned in a small, peaceful cul-de-sac, this home provides a rare opportunity to enjoy suburban living with easy access to Andover town centre, local amenities, schools, and transport links.







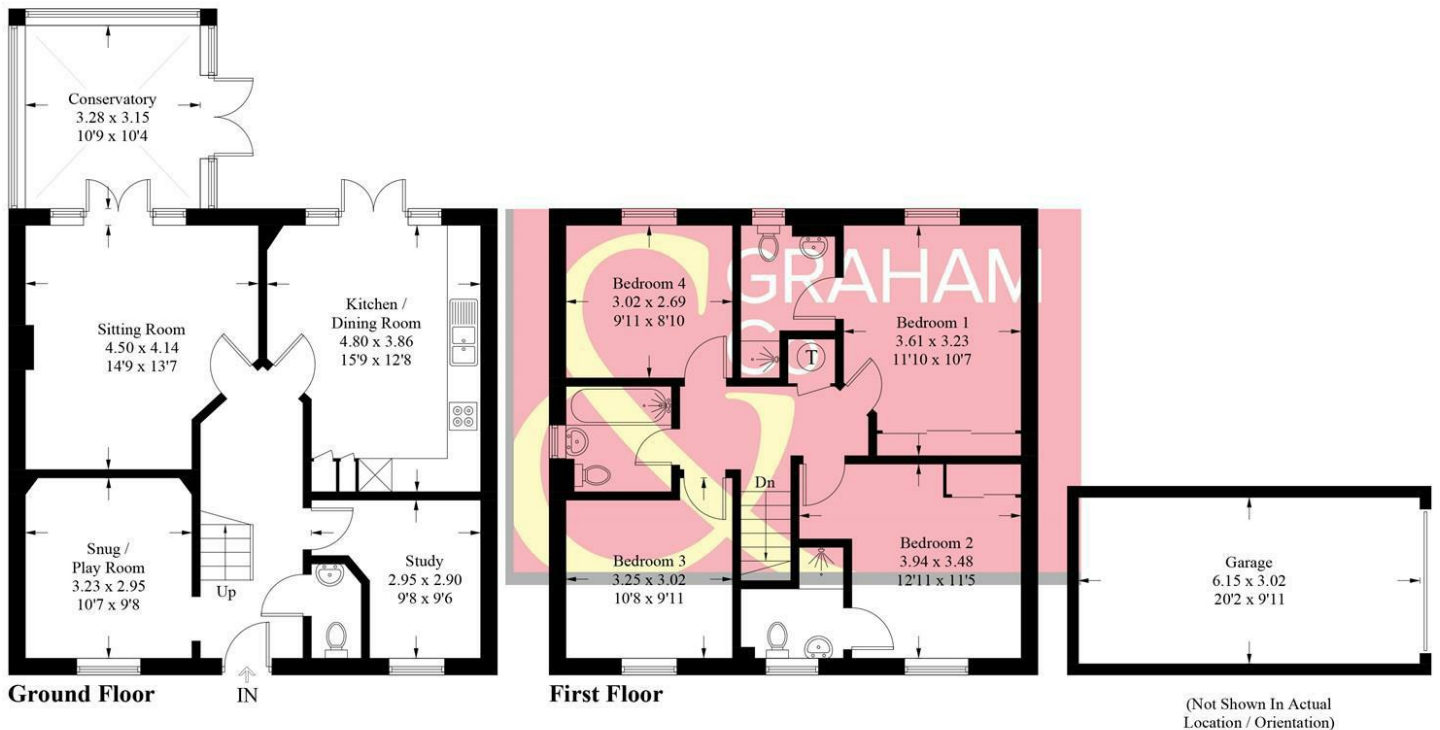
Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing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





## Sunflower Way, SP11

Approximate Gross Internal Area = 139.8 sq m / 1505 sq ft  
Garage = 18.4 sq m / 198 sq ft  
Total = 158.2 sq m / 1703 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 (ID1205868)

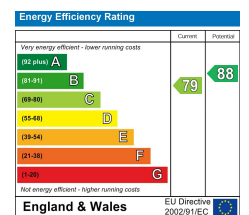
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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