



9 Whynot Lane, Andover, SP10 3ES
Asking Price £485,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Charming Three-Bedroom Detached Family Home in a Sought-After Location

Set on a desirable no-through road within easy reach of the mainline train station and Andover town centre, this delightful three-bedroom detached home offers generous living space, character, and excellent potential for further development (subject to necessary permissions). The property has been thoughtfully extended and now features a cosy front living room, a separate dining room to the rear with French doors opening onto a private patio seating area, and a kitchen with windows to the side. A convenient downstairs cloakroom completes the ground floor accommodation. Upstairs, there are three bedrooms and a refitted family bathroom, providing ideal space for family living. Externally, the home enjoys attractive gardens to the front and either side, with the rear offering a secluded patio area—perfect for outdoor entertaining. A gravel driveway to the side provides off-road parking, with the potential to extend into part of the side garden if additional parking or even a garage is desired, subject to the usual planning consents. Accessed through a charming gated path leading to a covered storm porch, this home combines practical features with a warm and welcoming feel—an ideal choice for growing families or those seeking a peaceful yet convenient location.



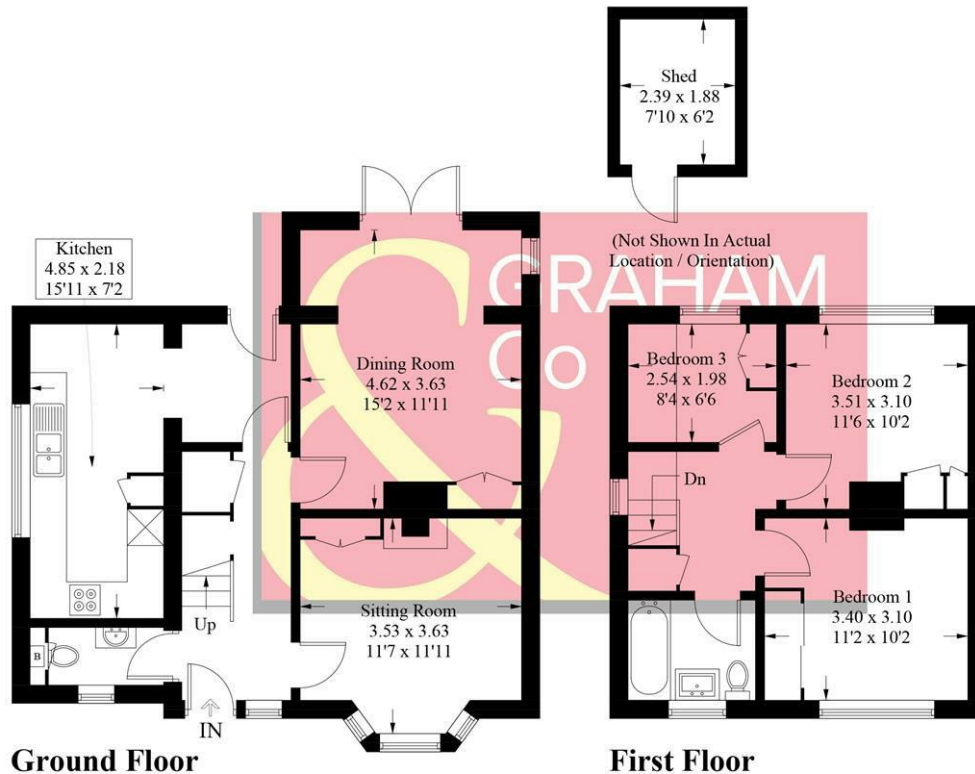


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Whynot Lane, SP10

Approximate Gross Internal Area = 91.3 sq m / 983 sq ft
 Shed = 4.6 sq m / 49 sq ft
 Total = 95.9 sq m / 1032 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 (ID1210703)

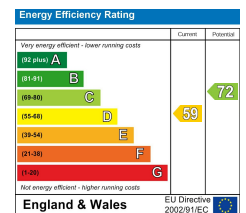
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