



14 Rooksbury Road, Andover, SP10 2LW
Guide Price £765,000



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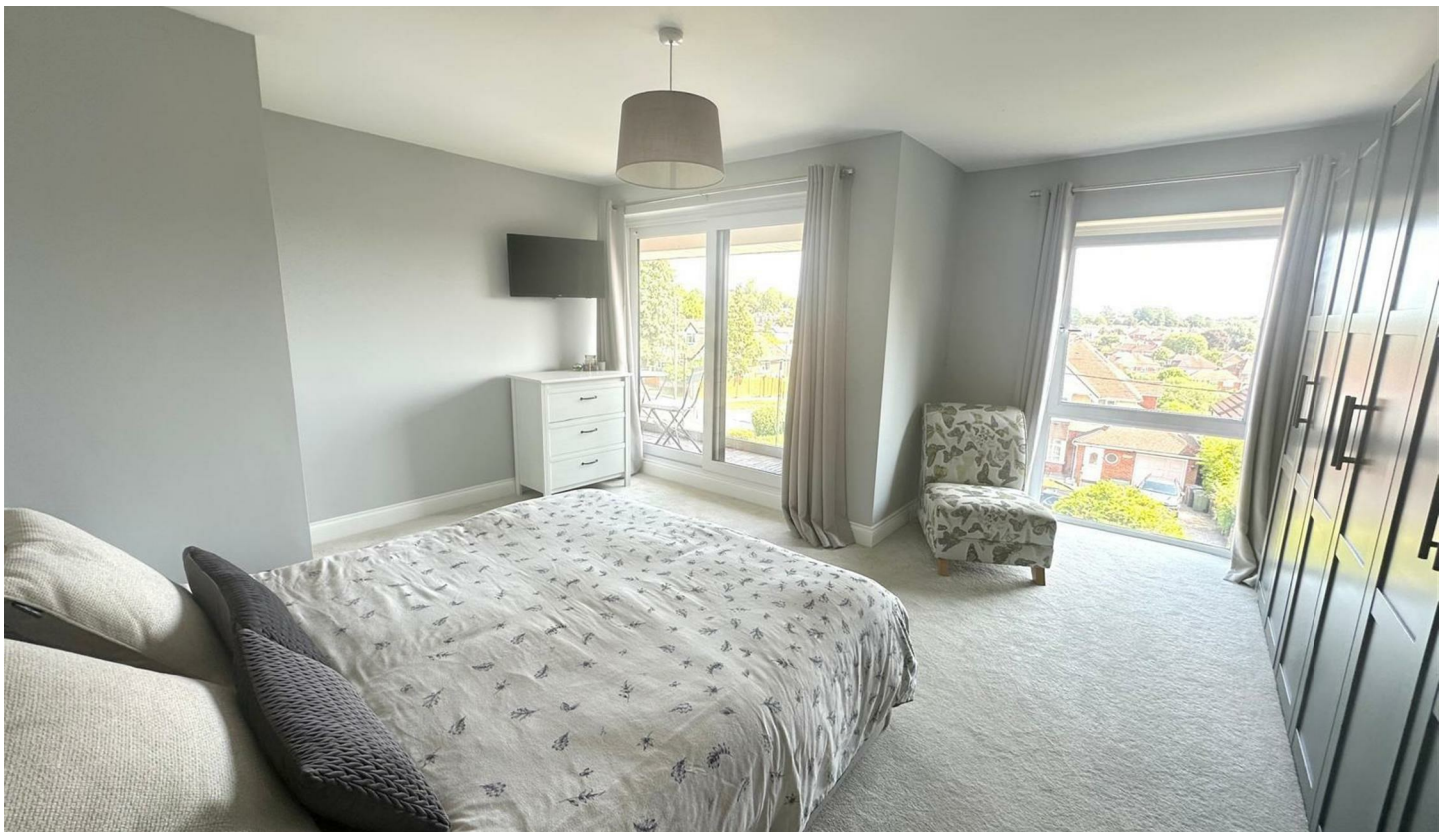
PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a tree-lined avenue, just a short stroll to shops and amenities yet minutes from the beautiful Rooksbury Mill, Graham & Co are delighted to bring to the market this stunning four bedroom detached family home to market. Reminiscent of Sandbanks styling, this property has been upgraded and modernised by the present owners to a high standard. The accommodation is set over several levels, having a sitting room with log burner leading to a balcony, with far reaching views across the town and fields beyond. The property also boasts a luxury master bedroom with a balcony with amazing views, fitted kitchen, separate dining room and conservatory. The annexe is self-contained having separate entrance and an open plan living room, kitchen, bedroom area and en-suite shower room. To the front a driveway provides parking for several cars with steps leading to the front door. The rear garden has been well landscaped having large entertaining patio area, lawn, mature flower and shrub beds, workshop, all enclosed by fencing Internal viewing is imperative for the accommodation to be fully appreciated.



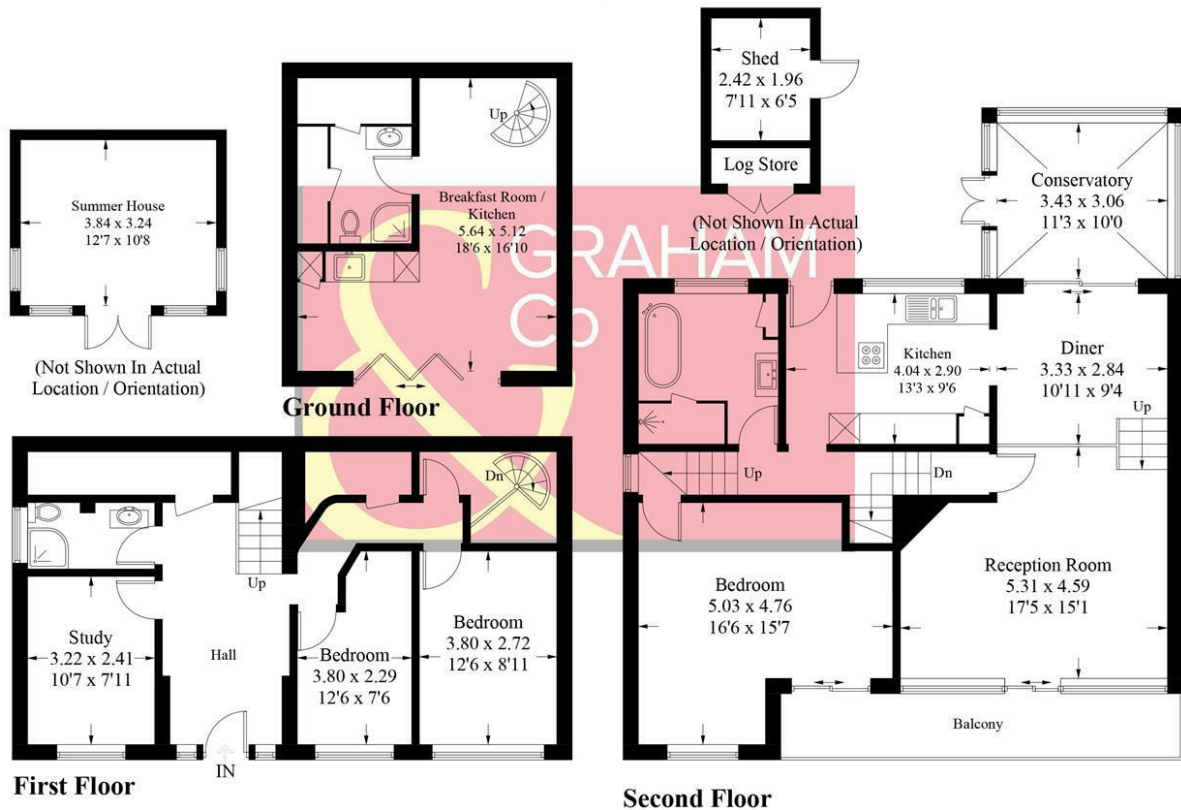


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



Rooksbury Road, SP10

Approximate Gross Internal Area = 183.4 sq m / 1974 sq ft
Outbuildings = 18.5 sq m / 199 sq ft
Total = 201.6 sq m / 2173 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 (ID1228063)

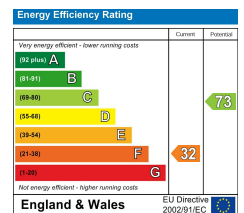
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