



42 Hedgerow Walk, Andover, SP11 6FD
Asking Price £560,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This beautifully presented three-storey detached home offers an impressive blend of space, style, and versatility, perfect for modern family living.

On the ground floor, a welcoming hallway leads to a spacious sitting room with plenty of natural light, a stylish kitchen and dining room ideal for entertaining, and a separate study perfect for working from home.

The first floor boasts a luxurious main bedroom complete with its own dressing area and en-suite, alongside two additional bedrooms and a family bathroom, offering excellent space and flexibility.

On the top floor, you'll find two further bedrooms, including bedroom three stretching to an impressive 18'10" in length, and another bathroom, creating an ideal retreat for guests, teenagers, or extended family.

Outside, the property benefits from a private driveway, garage, and a neatly enclosed garden that is primarily laid to lawn with a patio area, perfect for outdoor dining and relaxation. The attractive red-brick façade enhances the strong kerb appeal.

Located in a desirable residential area, this home combines a peaceful setting with excellent access to local amenities, schools, and transport links.





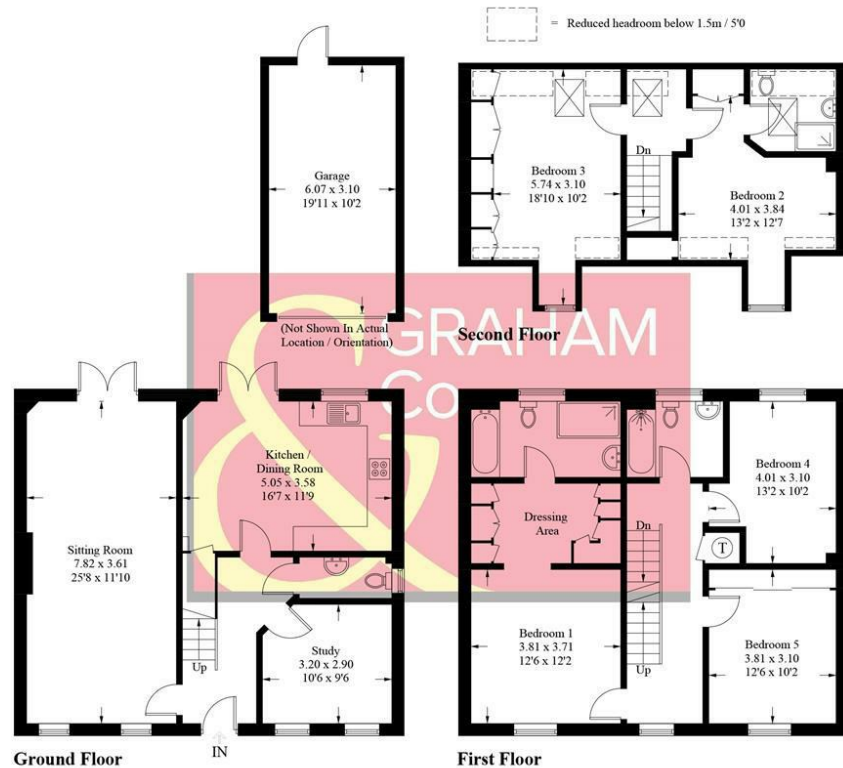
Augusta Pk Profile

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.



Hedgerow Walk, SP11

Approximate Gross Internal Area = 183.3 sq m / 1973 sq ft
Garage = 18.7 sq m / 201 sq ft
Total = 202.0 sq m / 2174 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 (ID1230820)

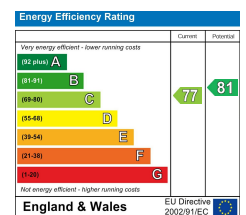
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