



29 Brook Way, Anna Valley, Andover, SP11 7RY
Asking Price £495,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Four-Bedroom Detached Family Home – Anna Valley, Andover

Situated in the sought-after village of Anna Valley, this spacious four-bedroom detached family home offers an excellent opportunity for buyers looking to put their own stamp on a property. Well-positioned within good school catchments, close to Andover town centre yet away from the hustle and bustle, and with easy access to the A303, this home combines convenience with a peaceful cul-de-sac setting. The ground floor accommodation includes a welcoming entrance hall with downstairs cloakroom, a generous living/dining room opening into a light-filled conservatory overlooking the garden, a kitchen/breakfast room, and a separate utility room. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom. Outside, the property benefits from a double driveway providing ample parking, and a private rear garden. While the house would benefit from some updating, it presents a fantastic chance for new owners to create a home that perfectly suits their style and needs.



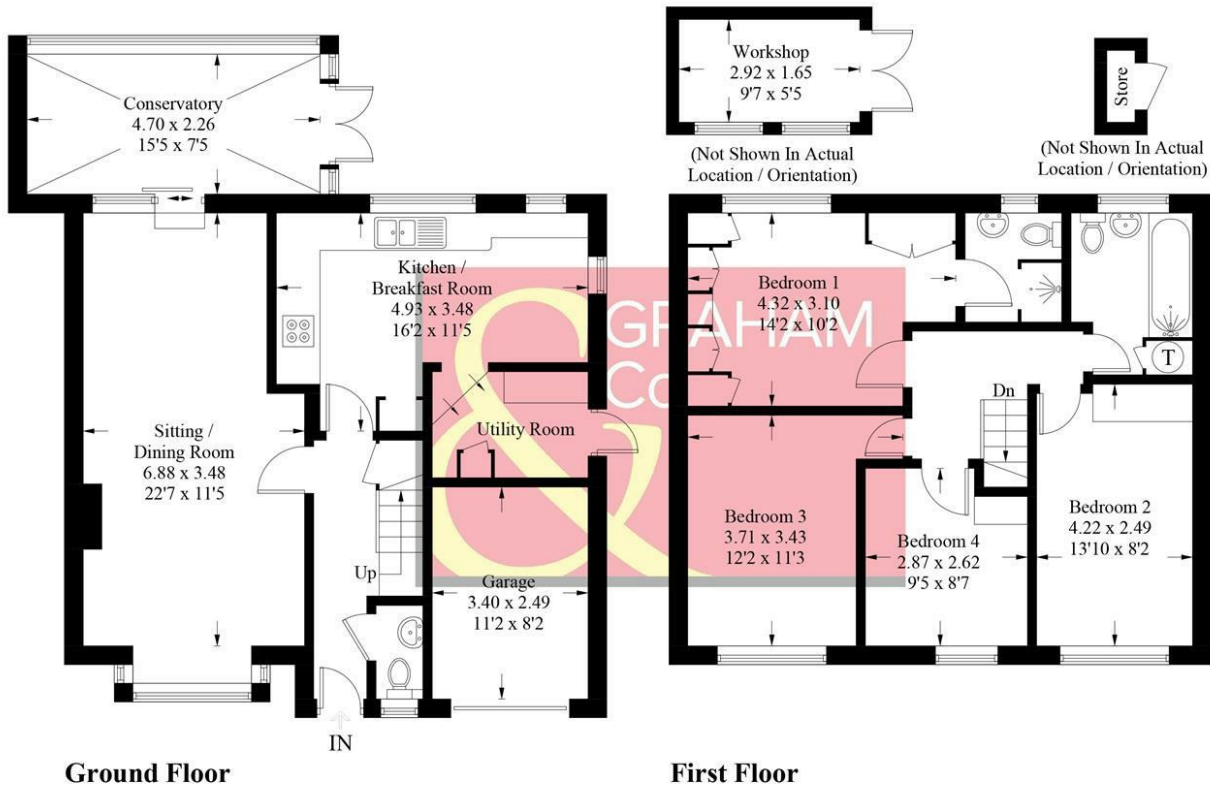


The popular village of Anna Valley offers a recreation ground and garden centre, whilst the neighbouring village of Upper Clatford to the south east has a public house and church. The village of Abbotts Ann lies to the west has two public houses, village shop and well regarded village school. There is another village school in Goodworth Clatford which again has a extremely good reputation. There is a bus stop close to the property with regular services into Andover, about 1½ miles away, which has a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to London Waterloo in just over one hour. The cathedral cities of Salisbury and Winchester are both within half an hour's drive away and the A303 is close at hand allowing convenient road access to London and the West Country.



Brook Way, SP11

Approximate Gross Internal Area = 120.2 sq m / 1294 sq ft
Outbuildings = 13.8 sq m / 148 sq ft
(Including Garage)
Total = 134.0 sq m / 1442 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 (ID1236633)

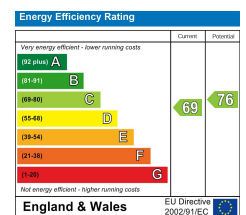
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