



**36 Merino Road, Andover, SP11 6SP**  
**Asking Price £400,000**





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## PROPERTY DESCRIPTION BY Miss Molly Scruton

Welcome to this beautifully presented detached home, designed with modern living in mind. Offering spacious interiors, a private garden, and driveway parking, it's the perfect blend of practicality and contemporary style.

Step inside to a welcoming entrance hall, complete with a convenient cloakroom. To the front of the home, the modern kitchen and dining area provides a bright and sociable space, ideal for family meals or hosting friends. To the rear, the sitting room stretches across the width of the property and opens directly onto the garden through French doors — creating a seamless flow between indoors and out.

Upstairs, the main bedroom offers a private retreat with the luxury of its own en-suite shower room. Two further bedrooms provide versatile accommodation, whether for children, guests, or even a home office. A stylish family bathroom completes the first floor.

The rear garden is a real highlight — a generous lawn and patio area provide the perfect setting for outdoor dining, entertaining, or simply relaxing in the sunshine. Fully enclosed, it offers peace and privacy, while side access adds convenience. At the front, a driveway ensures easy off-road parking.

This home is ready to move into and enjoy, combining modern finishes with thoughtful design to create a warm and inviting place for family life.







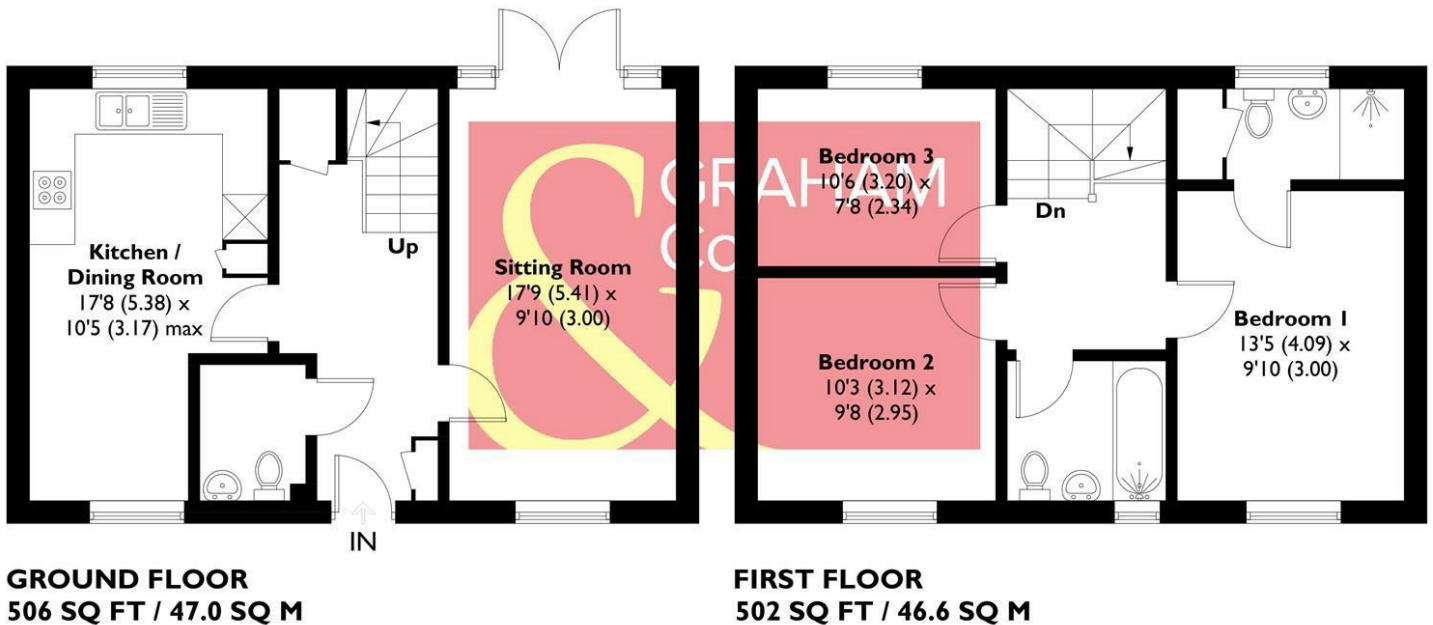
Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing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







APPROXIMATE GROSS INTERNAL AREA = 1008 SQ FT / 93.6 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (1242871)  
**Produced for Graham & Co**

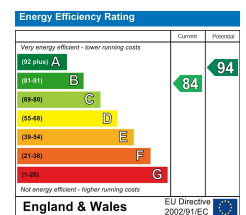
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

