



**5 Tollgate Road, Andover, SP10 3RE**  
**Asking Price £585,000**





## 5 Tollgate Road, Andover, Asking Price £585,000

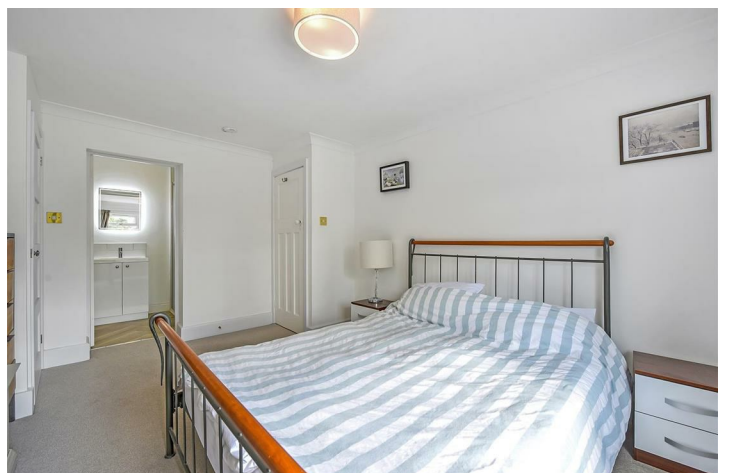
### PROPERTY DESCRIPTION BY Miss Molly Scruton

This attractive five-bedroom detached family home offers spacious and versatile living arranged across three floors, set within a generous plot with a large garden, detached garage and ample driveway parking. Situated in a sought-after residential location, the property provides an ideal balance of character and modern convenience, making it perfectly suited to growing families.

On the ground floor, the welcoming entrance hall leads to a light-filled sitting room with a bay window to the front and a central feature fireplace, creating a warm and inviting space for everyday living. A separate dining room offers a more formal setting for entertaining, while the well-appointed kitchen provides plenty of workspace and storage. The kitchen is complemented by a practical utility room, and at the rear a conservatory extends the living accommodation further, enjoying views and direct access out to the garden.

The first floor hosts three bedrooms, including two generous doubles and a smaller bedroom that could serve as a study, nursery or dressing room. These are served by the family bathroom, fitted with a modern suite.

On the second floor, the impressive master suite provides a superb private retreat with its own en-suite shower room and space for a dressing area. A further bedroom is also located on this level, along with useful eaves storage.







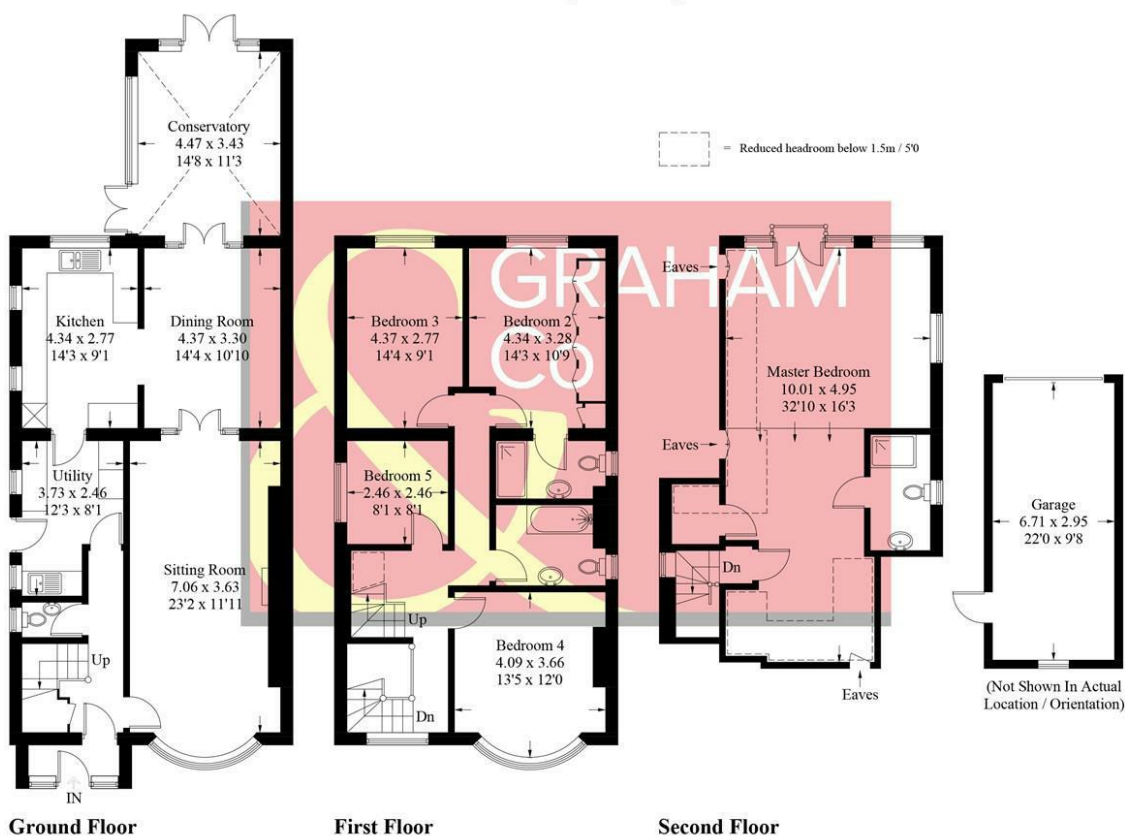
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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





## Tollgate Road, SP10

Approximate Gross Internal Area = 217.9 sq m / 2345 sq ft  
Garage = 19.8 sq m / 213 sq ft  
Total = 237.7 sq m / 2558 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 (ID748266)

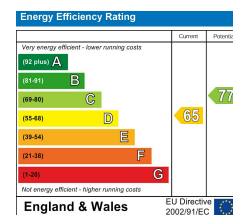
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

