



14 Verden Way, Andover, SP10 4LH
Guide Price £579,450



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this stunning four/five bedroom detached executive family home, located on Verden Way in the desirable Saxon Fields area of Andover. This impressive property has been stylishly remodelled by the current owners. Spanning an impressive 1,893 square feet, this home boasts three reception rooms, providing ample space for family gatherings and entertaining guests. The well-appointed modern kitchen is a fantastic feature and extended to span over 16 feet long.

The property features five bedrooms, making it perfect for larger families or those who desire extra space for guests or a home office. The two bathrooms are tastefully designed, ensuring comfort and convenience for all residents.

One of the standout features of this home is the loft conversion, which includes a large dormer that offers breathtaking views of the surrounding area. The southerly facing garden is a true delight, providing a sun-soaked retreat for outdoor relaxation and entertaining. The double garage and driveway offer parking for four vehicles.

With its oak and glass staircases adding a touch of sophistication, this property is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle. Don't miss the opportunity to make this exceptional property your own.





Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.

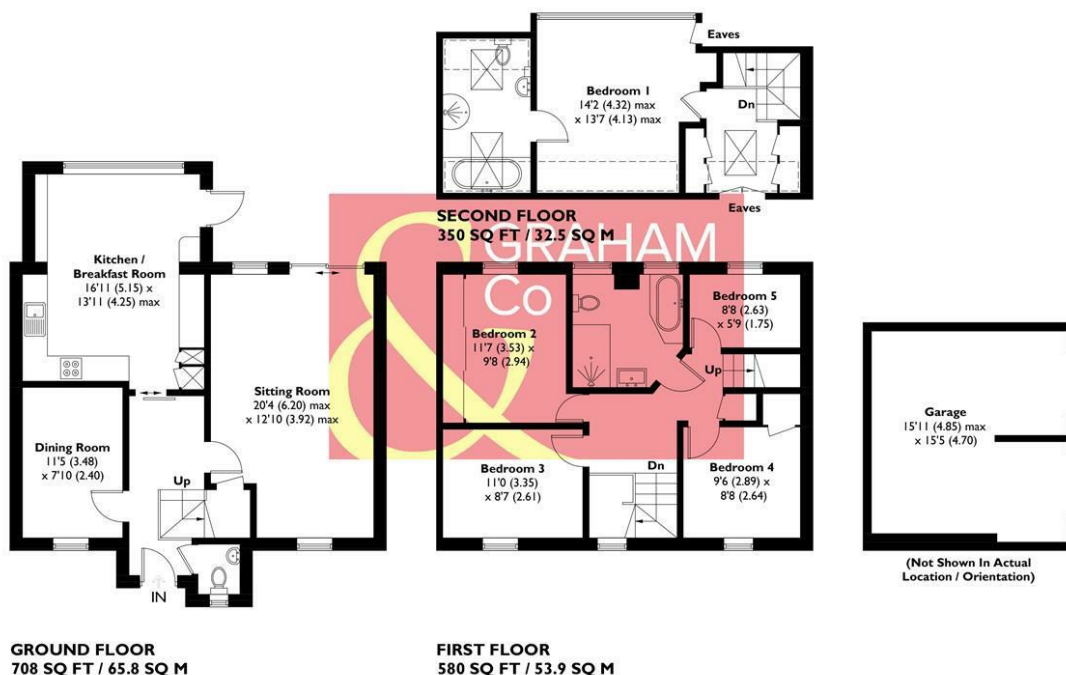




APPROXIMATE GROSS INTERNAL AREA = 1638 SQ FT / 152.2 SQ M
GARAGE = 255 SQ FT / 23.7 SQ M
TOTAL = 1893 SQ FT / 175.9 SQ M



 = Reduced headroom below 1.5m / 5'0"



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 (ID1300655)
Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	75	79
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

