



16 Flensburg Close, Andover, Hampshire, SP10 4LW
Guide Price £339,950



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market this newly renovated three-bedroom semi-detached family home, ideally positioned within a quiet cul-de-sac in the highly sought-after Saxon Fields development in Andover. The property is offered for sale with no onward chain, providing a smooth and straightforward purchase for its next owners.

Previously a well-cared-for rental home, the property has been beautifully refreshed and upgraded throughout, making it ready for immediate occupation. The current owners have undertaken a thoughtful renovation programme, including the installation of new woollen carpeting, a stylish modern fitted kitchen, and a contemporary family bathroom, as well as full redecoration in neutral tones. The result is a bright, airy, and inviting home that feels fresh and modern while remaining warm and welcoming.

The property offers a spacious layout ideal for family living. The ground floor features a light-filled sitting room with pleasant views to the front and a generous open-plan kitchen and dining area to the rear, perfectly suited for everyday living and entertaining. The new kitchen provides ample storage, modern appliances, and access to the garden, allowing for easy indoor-outdoor flow.

Upstairs, there are three well-proportioned bedrooms, each offering good natural light, alongside the newly fitted family bathroom, which has been finished to a high standard.



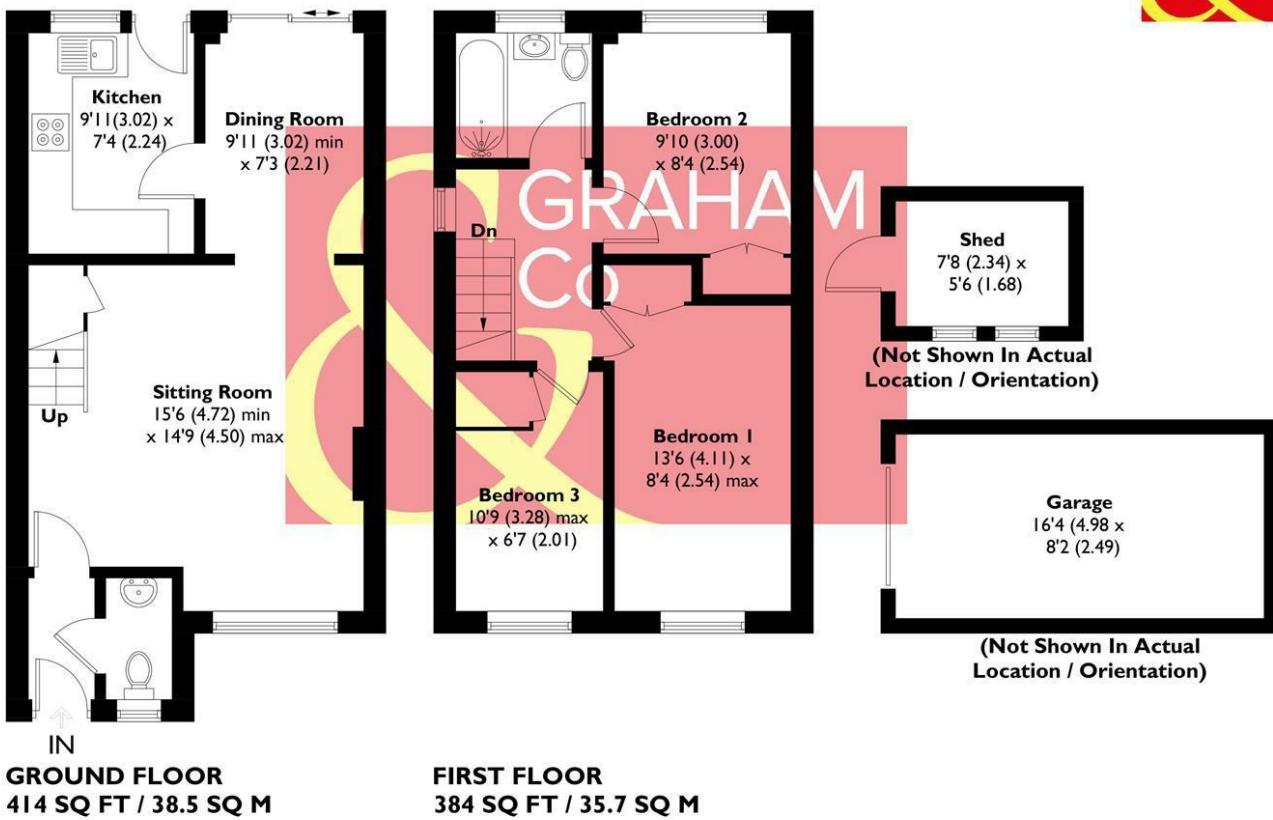


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' 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 = 798 SQ FT / 74.2 SQ M
 OUTBUILDINGS = 178 SQ FT / 16.5 SQ M
 (INCLUDING GARAGE)
 TOTAL = 976 SQ FT / 90.7 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 (ID1253576)

Produced for Graham & Co

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	71
(58-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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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.