



41 Yarn Walk, Fleece Close, Andover, SP11 6UQ
Asking Price £372,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Set in a sought-after location in Andover, this beautifully presented four-bedroom family home offers spacious, modern living with stunning field views – ideal for families and dog lovers alike.

Upon entering the home, you're welcomed into a bright and contemporary open-plan kitchen/dining area, thoughtfully designed for both everyday living and entertaining. The space also features convenient understairs storage. To the rear, a comfortable living room opens out through patio doors to the garden, seamlessly connecting indoor and outdoor living.

The first floor comprises three generously sized double bedrooms, along with a stylish three-piece family bathroom. The entire top floor is dedicated to the impressive master suite, complete with a sleek three-piece ensuite, built-in wardrobes, and serene views.

Outside, the tiered rear garden is mainly laid to lawn, complemented by a patio area perfect for al fresco dining or relaxing while the children play. A gate from the garden leads directly to the private parking area. The property also benefits from a garage, adding further practicality.

With picturesque fields just beyond the front door, this home offers an enviable blend of modern comfort and countryside charm.



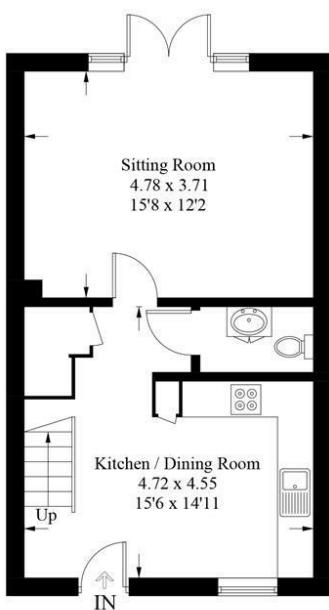


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing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

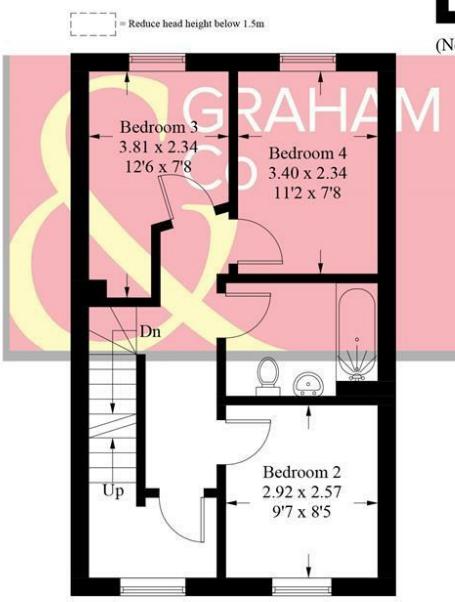


Fleece Close, SP11

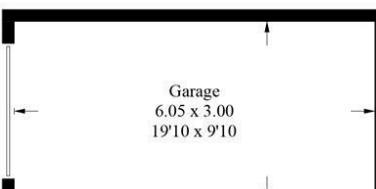
Approximate Gross Internal Area = 113.6 sq m / 1223 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Total = 131.7 sq m / 1418 sq ft



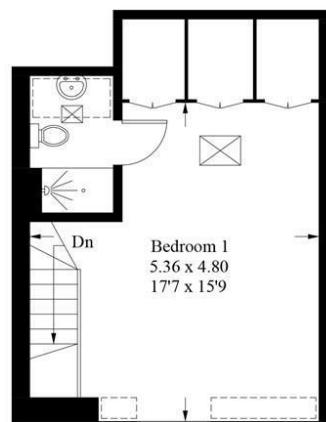
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

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 (ID1209758)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			80
(69-80) C			
(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

Tax Band: D



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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.