GRAHAM & Co

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7 Mustard Way, Andover, SP11 6FP

Asking Price £500,000

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PROPERTY DESCRIPTION BY Mr Dion McArthur

This impressive four-bedroom town house, originally the show home for the development, is tucked away within an exclusive cul-de-sac of just seven properties on the edge of the ever-popular Augusta Park development. Offered to the market with no onward chain, the home provides spacious and versatile accommodation across three beautifully arranged floors, ideal for modern family living.

The property makes an immediate impression with its attractive frontage, generous parking and substantial internal accommodation. Upon entering, the welcoming entrance hall leads through to a versatile snug/family room and a separate study, both benefitting from air conditioning, making them ideal spaces for relaxing, working from home or playrooms depending on requirements.

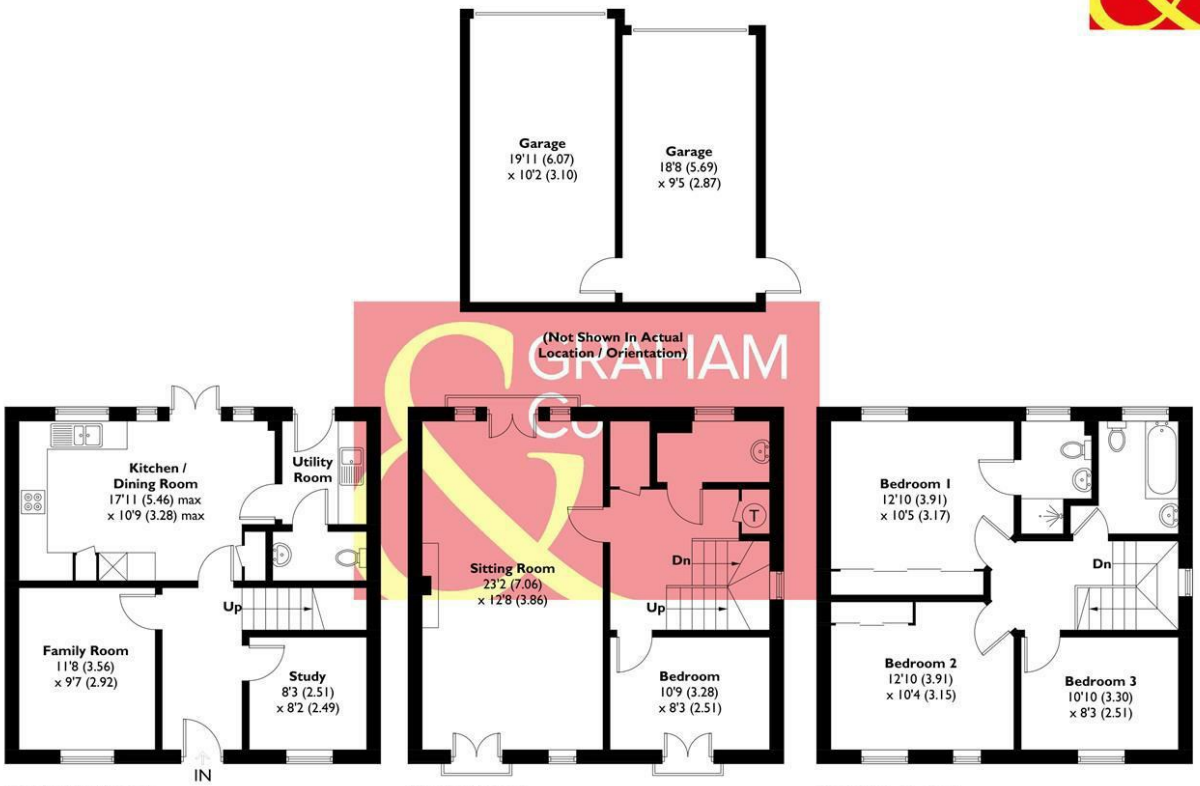
At the heart of the home is the stylish kitchen/dining room, fitted with an excellent range of eye and base level units complemented by granite work surfaces and a range of integrated appliances including a double oven, dishwasher and fridge/freezer. The dining area enjoys French doors opening directly onto the rear garden, creating a sociable space perfect for entertaining and everyday family life. A separate utility room adds practicality and further storage, alongside a downstairs cloakroom.

The first floor offers a truly impressive double aspect living room featuring French doors to both the front and rear with elegant Juliet balconies, flooding the room with natural light. A further double bedroom with its own Juliet balcony and an additional cloakroom complete this floor.

Occupying the second floor is the generous principal bedroom suite, complete with fitted wardrobes, air conditioning and a private ensuite shower room. There are two further double bedrooms, one also benefitting from fitted wardrobes, alongside a family bathroom featuring a jacuzzi bath.

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 = 1682 SQ FT / 156.3 SQ M
GARAGES = 385 SQ FT / 35.8 SQ M
TOTAL = 2067 SQ FT / 192.1 SQ M



GROUND FLOOR
562 SQ FT / 52.2 SQ M

FIRST FLOOR
563 SQ FT / 52.3 SQ M

SECOND FLOOR
557 SQ FT / 51.8 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 (ID1301813)

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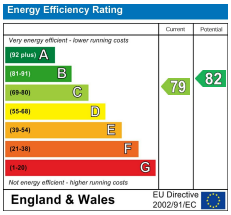

Tax Band: F

OPEN 7 DAYS

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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.