



With four double bedrooms and generous reception space, this modern, detached house has the potential to be the perfect first family home. The location, within the popular Augusta Park development to the north of Andover, has much to offer with green space and open countryside on the doorstep, along with many local amenities and proximity to schools. The property benefits from a garage with allocated and additional parking options, whilst the accommodation itself comprises a ground floor with an entrance hallway, a good-sized, open-plan kitchen/breakfast room with separate and generous dining space, a cloakroom and an expansive, dual-aspect living room. The first floor provides a master bedroom suite plus three further double bedrooms serviced by a family bathroom. Outside to the rear is a practical, low-maintenance garden. The property is available with No Onward Chain.

Rye Way continues past one side of the property and provides vehicular access to the garage and the allocated parking at the rear of the property. There are additional parking options to the side of the property, whilst the frontage is bordered by low-level walling and wrought iron fencing. A brick-pillared gateway accesses a path leading to the front door of the property, under a canopy porch. The entrance hallway is spacious with cloakroom access as well as bespoke fitted cloaks and shoe storage which incorporates banquette seating. A double doorway accesses the living room, expansive and with a dual aspect which includes French doors opening out to the rear garden. The living room occupies one side of the ground floor, with the opposite side arranged with the open-plan kitchen/breakfast room to the rear of this space, the open-plan theme flowing into a dining room with a window to the front, currently used as a playroom.

The master bedroom has a dual-aspect and includes wall-to-wall fitted wardrobe storage plus an ensuite shower room. There are three further double bedrooms. Bedroom two has a window to the rear, and then bedrooms three and four, both with a front aspect are located either side of the family bathroom. Outside to the rear, the practical, low-maintenance garden features a patio adjacent to the rear of the property which can be accessed from both the living room and the kitchen/breakfast room. The patio is framed by retaining sleepers with an area of lawn to the side of a path leading to gated rear access to the allocated parking and the garage.

Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour, whilst the nearby A303 offers good road access to both London and the West Country. Rye Way is a quiet cul-de-sac off Sunflower Way via Oat Road. Sunflower Way links Barley Road to Cheviot Road within the heart of the Augusta Park development, which boasts many local amenities including schools, a nursery, a Co-Op convenience store, fast food outlets and East Anton sports ground with Diamond Woods Nature Reserve just beyond. The popular Finkley Down Farm Park is also nearby. The development borders open countryside with the villages of Smannell with its popular public house and Enham Alamein, which has a village shop and a post office, both a short distance away.

