



12 White Oak Way, Anna Valley, Andover, SP11 7QN
Guide Price £500,000



12 White Oak Way, Anna Valley Andover, Guide Price £500,000

PROPERTY DESCRIPTION BY Mr Dion McArthur

White Oak Way, Anna Valley — four-bedroom detached with double garage and private garden

Tucked away in a quiet cul-de-sac in sought-after Anna Valley, this established red-brick family home offers generous living space, a double garage and a leafy, secluded plot with excellent scope to personalise.

A welcoming entrance hall leads to two reception rooms, including a full-width sitting room that opens to the garden, and a separate dining room at the front. The fitted kitchen is supported by a useful utility room with outside access, while a ground-floor cloakroom completes the layout.

Upstairs, four well-proportioned bedrooms are arranged around a central landing and served by a family bathroom. There's ample built-in storage and the house is ready for a light refresh, giving buyers the chance to update to taste.

Outside, the rear garden enjoys a high degree of privacy with mature borders, lawn and a broad paved terrace—an ideal canvas for landscaping. A driveway provides off-street parking and leads to a detached double garage.



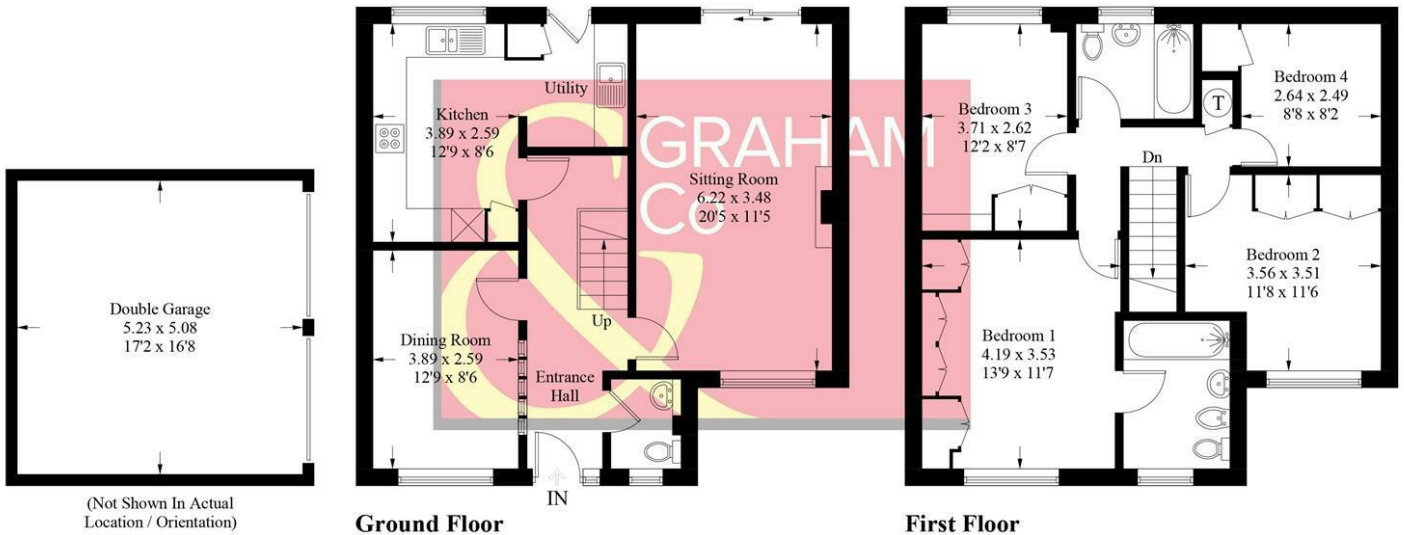


The popular village of Anna Valley offers a recreation ground and garden centre, whilst the neighbouring village of Upper Clatford to the south east has a public house and church. The village of Abbots Ann lies to the west has two public houses, village shop and well regarded village school. There is another village school in Goodworth Clatford which again has a extremely good reputation. There is a bus stop close to the property with regular services into Andover, about 1½ miles away, which has a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to London Waterloo in just over one hour. The cathedral cities of Salisbury and Winchester are both within half an hour's drive away and the A303 is close at hand allowing convenient road access to London and the West Country.



White Oak Way, SP11

Approximate Gross Internal Area = 121.4 sq m / 1307 sq ft
Double Garage = 26.8 sq m / 288 sq ft
Total = 148.2 sq m / 1595 sq ft



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 (ID1233692)

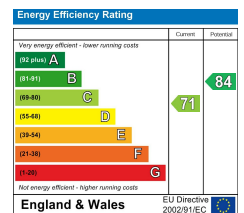
MORTGAGE ADVICE

Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - tristan@atmmortgages.com M - 07545320380

www.atmmortgages.com



Tax Band: F



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

01264 356500

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.