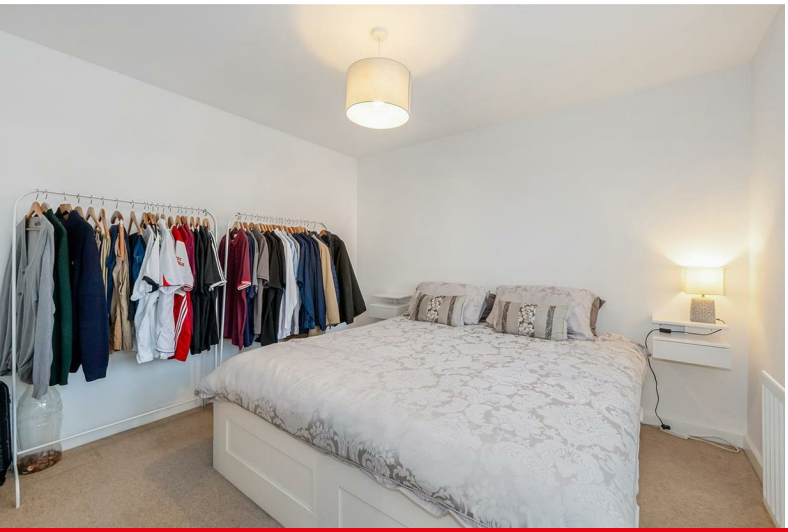
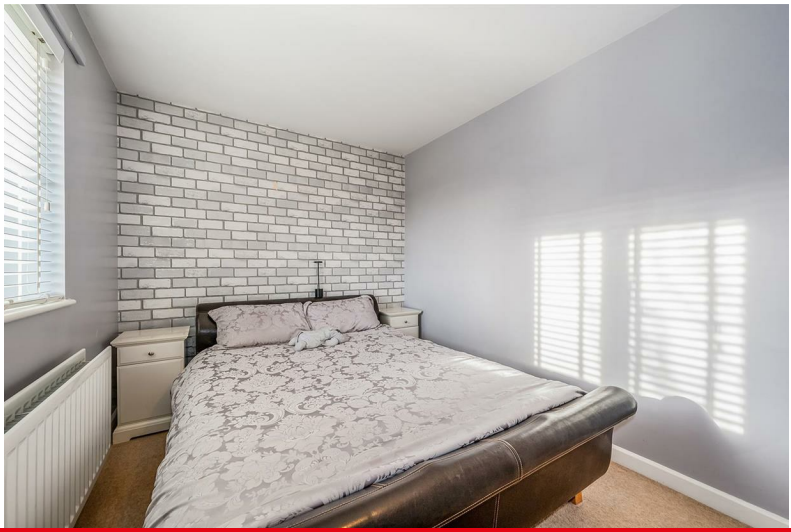
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12 Texel Green, Andover, SP11 6GL
Guide Price £215,000



12 Texel Green, Andover,
Guide Price £215,000

PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming two-bedroom coach house located in the desirable area of Texel Green, Augusta Park, Andover. This property offers a perfect blend of comfort and modern living, making it an ideal choice for couples, small families, or individuals seeking a stylish home.

Upon entering, you will find a spacious open-plan kitchen and lounge diner, providing a welcoming space for both relaxation and entertaining. The kitchen is well-equipped, allowing for effortless meal preparation while enjoying the company of family and friends. The lounge area is bright and airy, creating a pleasant atmosphere to unwind after a long day.

The coach house features two generously sized double bedrooms, each offering ample space for furnishings and personal touches. These rooms are perfect for restful nights and peaceful mornings. The well-appointed bathroom adds to the convenience of this lovely home.

In addition to the interior comforts, this property boasts a garage and parking space, ensuring that you will never have to worry about parking. The location in Texel Green provides easy access to local amenities, schools, and transport links, making it a practical choice for everyday living.

This two-bedroom coach house is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the benefits of modern living. Do not miss the chance to make this delightful property your new home.





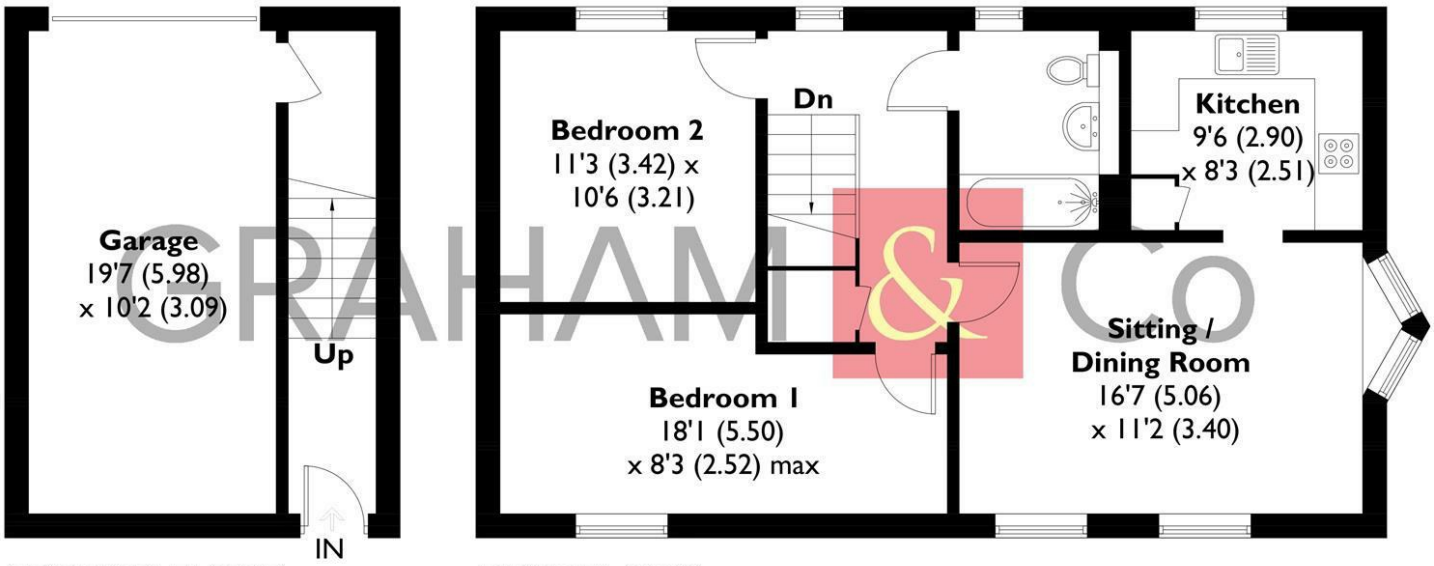


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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 = 992 SQ FT / 92.2 SQ M
(INCLUDING GARAGE)

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GROUND FLOOR
284 SQ FT / 26.4 SQ M

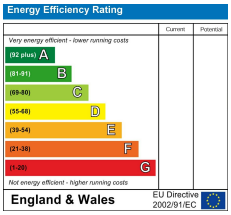
FIRST FLOOR
708 SQ FT / 65.8 SQ M

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 (ID1349704)
Produced for Graham & Co

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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.