

**Winchester Gardens, SP10**  
 Approximate Gross Internal Area = 176.1 sq m / 1896 sq ft  
 Approximate Garage Internal Area = 15.8 sq m / 171 sq ft  
 Approximate Outbuilding Internal Area = 19.4 sq m / 209 sq ft  
 Approximate Total Internal Area = 211.3 sq m / 2276 sq ft



This floor plan is for representation purposes only as defined by the RICS Code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

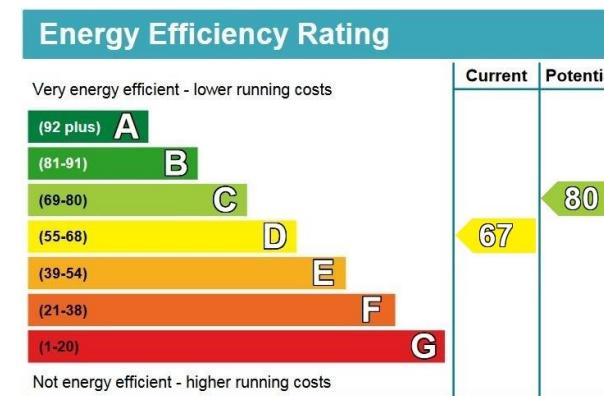


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 ESTATE AGENTS



**Winchester Gardens, Andover**

**Offers Over £600,000 Freehold**



NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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• **No Onward Chain**

- **Office/Bedroom Four**
- **Master Bedroom Suite with Terrace**
- **Two Further Bedrooms**
- **Garage & Driveway Parking**

- **Living Room & Dining Room**
- **Kitchen/Breakfast Room**
- **Utility Room**
- **Family Bathroom**
- **Extensive Mature Rear Garden**

A wonderful opportunity to acquire this substantial, three-bedroomed, detached family home in one of Andover's most desirable locations with proximity to a range of local amenities, including schools catering for all age groups, the transport network and nearby open countryside. Available to the property market with No Onward Chain, the property benefits from driveway parking and an attached garage, plus a very generous, mature garden to the rear which includes an insulated outside games room with a bar, power and lighting. The accommodation comprises a ground floor with an entrance porch leading into an entrance hallway, a cloakroom, a front-aspect reception room that would make an ideal office or fourth bedroom, a living room with an open-plan flow into a dining room, a kitchen/breakfast room and a utility room. The first floor comprises a master bedroom suite with its own terrace overlooking the rear garden, two further bedrooms and a family bathroom.

A gated driveway bordered by mature shrubbery and trees leads to the entrance porch plus the attached garage with bifold doors and gated access into the rear garden. There is a welcoming, large entrance hallway with doors to the cloakroom and the front aspect reception room with a bay window. A galley-style kitchen opens out at the rear to form a light and airy dining area thanks to roof lanterns and French doors opening out into the rear garden. The kitchen has a shelved, walk-in pantry with alongside the utility room, illuminated by its own roof lanterns. The impressive living room has an open-plan flow into the dining room. This combined space has a dual aspect with windows to the side and French doors to the rear garden. The living room features an attractive open fireplace with a decorative marble hearth and surround. On the first floor, the master bedroom is another impressive dual-aspect space and includes French doors leading out to a good-sized terrace overlooking the garden to the rear. The adjoining ensuite shower room has a rear aspect. Bedroom two is a good-sized double with a bay window to the front alongside bedroom three, also with a front aspect and views towards the golf course. Bedrooms two and three are serviced by the family bathroom.

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. Winchester Gardens is a small, established cul-de-sac off Winchester Road on the southern side of Andover and gives good access not only to the town centre but also open countryside with Rooksbury Mill Nature Reserve and the outlying Clatford villages a short distance away. Andover Golf Club can be found on Winchester Road with the Hampshire Golf Club a short distance further on as Winchester Road heads towards Wherwell, Chilbolton, Stockbridge and the Test Valley.

