GRAHAM & Co

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6 Tapestry Road, Andover, SP11 6WT

Guide Price £575,000

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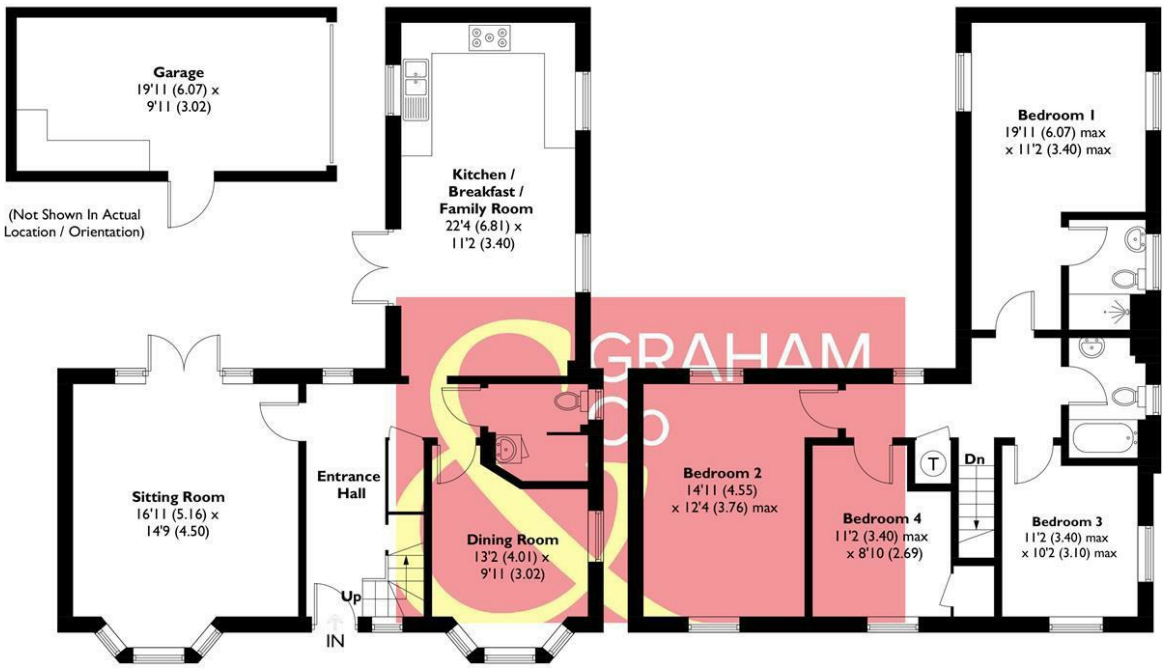
PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away on the edge of this sought after development and having views over open countryside, Graham & Co are delighted to bring to the market this stylish and beautifully presented spacious detached family home. The property itself benefits from an entrance hall with cloakroom/utilty, sitting room with views to front and double doors to the rear garden, dining room/family room with views to front and a spacious open plan fitted kitchen with family/dining area. To the first floor there are four double bedrooms with the master having en-suite and a family bathroom, gas central heating and double glazing. Outside the gardens have been extensively landscaped having lawn, decking, flower and shrubs, all enclosed, garage and spacious double width drive providing off street parking

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 = 1512 SQ FT / 140.5 SQ M
GARAGE = 195 SQ FT / 18.1 SQ M
TOTAL = 1707 SQ FT / 158.6 SQ M



GROUND FLOOR
779 SQ FT / 72.4 SQ M

FIRST FLOOR
733 SQ FT / 68.1 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 (ID1261378)
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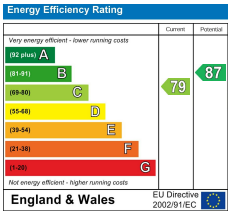

Tax Band: F

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.

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