



19 Brook Way, Anna Valley, Andover, SP11 7RY
Offers In Excess Of £620,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This impressive four-bedroom detached home, situated in the sought-after area of Anna Valley, Andover, offers a thoughtfully designed layout that balances family living, work, and leisure. Arranged across two floors, the property combines generous proportions with practical features, creating a home that is both welcoming and versatile.

The ground floor has been designed with family life and entertaining in mind. At the heart of the home lies a spacious kitchen/dining room, featuring French doors that open directly onto the rear garden, allowing plenty of natural light to flood the space and providing a seamless connection between indoor and outdoor living. The kitchen is complemented by a dedicated utility room, ideal for managing household tasks and keeping the main space tidy. From here, the home extends into a charming conservatory, perfect for relaxing or enjoying views of the garden throughout the seasons.

The property also benefits from multiple reception rooms, offering flexibility for a variety of uses. The living room provides a comfortable setting for everyday family gatherings, while the dining room is well-suited for more formal occasions. A separate playroom offers an ideal space for children or could serve as an additional sitting area or hobby room, depending on individual needs. For those who work from home, a dedicated office provides a quiet and productive environment away from the main living areas. Completing the ground floor is a cloakroom/WC, adding to the practicality of the layout.

Externally, the property includes multi-level garden space and the upper decking area has recently been replaced, providing a large elevated space from which to enjoy evening drinks. Also from this level is a private access onto the many footpaths leading to Bury Hill, Bury Hill Meadows, and beyond. The property was extensively modernised in 2022 with a brand new kitchen and features UPVC glazing throughout with replacement soffits and fascia's. A completely new solar system is providing a beneficial reduction in electricity bills, including an EV charger, and the boiler, tank and radiators were also updated at that time. In the lounge a log burner has also been installed at this time.



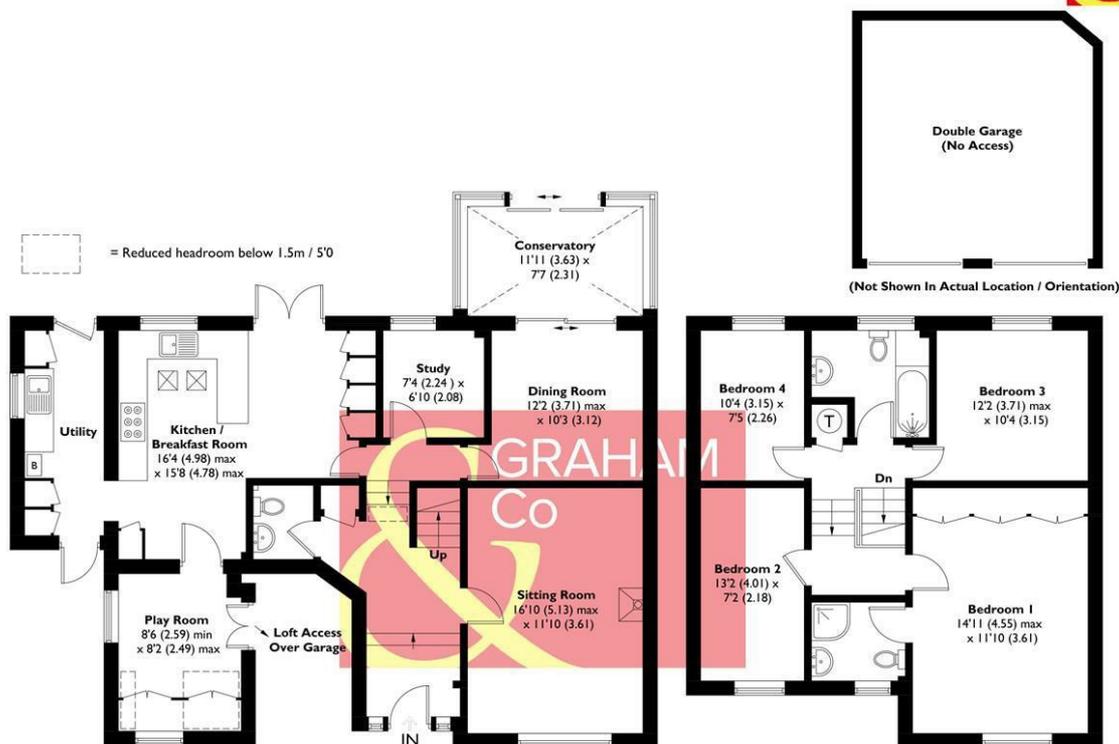


The popular village of Anna Valley offers a recreation ground and garden centre, whilst the neighbouring village of Upper Clatford to the south east has a public house and church. The village of Abbots Ann lies to the west has two public houses, village shop and well regarded village school. There is 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.





**APPROXIMATE GROSS INTERNAL AREA = 1765 SQ FT / 164.0 SQ M
(EXCLUDING DOUBLE GARAGE)**



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 (ID1252778)
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(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: F



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