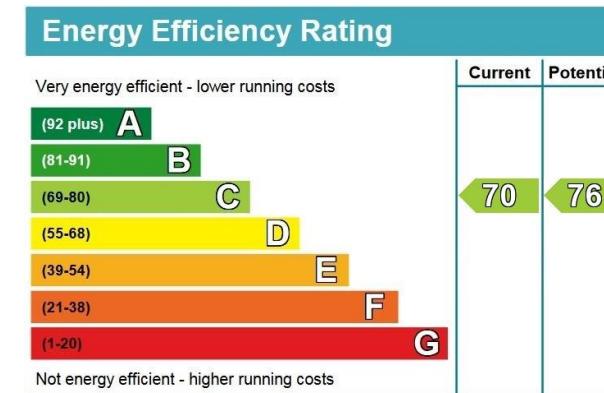


Saint Alphege Gardens, SP10
 Approximate Gross Internal Area = 91.8 sq m / 989 sq ft
 Approximate Garage Internal Area = 18 sq m / 194 sq ft
 Approximate Total Internal Area = 109.8 sq m / 1183 sq ft



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.

Produced for Austin Hawk Ltd



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.



St Alphege Gardens, Andover

Guide Price £425,000 Freehold

- **Entrance Hallway**
- **Cloakroom**
- **Conservatory**
- **Two Further Bedrooms**
- **Garage & Driveway Parking**

- **Living Room**
- **Open-Plan Kitchen/Breakfast Room**
- **Master Bedroom Suite**
- **Family Bathroom**
- **Practical Low-Maintenance Garden**

Beautifully presented throughout, this three-bedroomed, detached family home is located near the edge of the desirable Saxon Fields development with Anton Lakes Nature Reserve just a few metres away. The property benefits from driveway parking and an attached garage with power and lighting, along with a practical, low-maintenance, south-east-facing garden to the rear. The accommodation itself comprises an entrance hallway, a living room, a cloakroom, an open-plan kitchen/breakfast room with a modern, contemporary kitchen recently fitted, a conservatory, a master bedroom suite, two further bedrooms and a family bathroom.

The property frontage includes the driveway to the front of the attached garage, alongside an attractive, low-maintenance front garden of lawn and shrub borders. A path leads from the driveway to the front door of the property, under a canopy porch. The entrance hallway has stairs to the first floor and a door into the living room with a box bay window to the front, along with a feature fireplace with timber mantle and television recess above. A central lobby separates the living room from the kitchen/breakfast room with the cloakroom to the side. The kitchen/breakfast room is of good size and has an open-plan theme, also light and airy thanks to its dual aspect with a window to one side, bifold doors to the rear garden and French doors opening out into the conservatory at the rear. The kitchen itself, modern and contemporary in style, has recently been fitted and features Minerva worktops with matching upstands, a Belfast sink with boiling water tap, an induction hob, built-in, eye-level microwave and oven/grill, an integral washing machine and dishwasher, plus space and plumbing for an American-style fridge freezer. In addition, a matching island breakfast bar provides additional storage and workspace. The conservatory off the kitchen is currently used as a separate dining room with banquette seating and its own external door leading out to the rear garden. The master bedroom suite occupies the rear of the first floor with wall-to-wall fitted wardrobe storage along with an ensuite shower room. Bedroom two is a double with recessed storage shelving and bedroom three a good-sized single alongside the family bathroom. The rear garden, south-easterly facing, is a practical, low-maintenance space with a patio seating area adjacent to the rear of the property and to the side of the conservatory. The patio has two separate external power sockets and personal access to the rear of the garage and is bordered by retaining sleepers that form mature shrub borders with steps leading down to an area of lawn.

The location has much to offer; St Alphege Gardens can be found within the Saxon Fields development on the northern side of Andover off Goch Way via St Swithin Way. The property is located near the edge of the development with the nearest convenience store nearby, along with a children's playground, sports pitches and protected open green space. Saxon Fields is on a bus route providing easy access both to and from the town centre. Charlton village, with a host of its own local amenities including convenience stores, a public house, church, veterinary practice, plus Charlton Lakeside Leisure Park is a short distance away. Andover's mainline railway station is just beyond Charlton village whilst Anton Lakes Nature Reserve is also on the doorstep, bordering Saxon Fields. Andover itself 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.

