



9 St. Anns Close, Andover, SP10 2LA  
Guide Price £425,000



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## PROPERTY DESCRIPTION BY Miss Molly Scruton

Situated in a desirable residential location, this well-presented family home offers generous and versatile accommodation, perfectly suited to modern family life. Set back from the road, the property benefits from ample driveway parking, an attractive front garden and a welcoming conservatory-style entrance porch.

The accommodation is arranged around a central hallway, providing access to the principal living spaces. To the front of the home, a bright and inviting sitting room offers a comfortable retreat, while the heart of the property lies to the rear with a spacious open-plan kitchen and dining area, ideal for both everyday family living and entertaining guests. A separate dining room enjoys a pleasant outlook over the garden and provides an excellent space for hosting family and friends. In addition, a versatile playroom offers flexibility to suit a variety of needs, whether as a children's play space, home office or additional reception room.

To the first floor are three well-proportioned bedrooms, all benefiting from good natural light and pleasant views. These are served by a family bathroom, providing a practical and well-balanced layout for growing families.

Externally, the property continues to impress with a generous driveway offering ample off-road parking and access to a detached office, creating an ideal environment for those working from home or seeking a dedicated workspace separate from the main house. The gardens provide a manageable yet enjoyable outdoor space, perfect for relaxing, entertaining or family activities.

Combining flexible accommodation, practical living space and a detached home office, this appealing property is ideally positioned within easy reach of local amenities. Rooksbury Mill Nature Reserve is approximately 500 yards away, Andover town centre is around 300 yards away, and Andover railway station is within approximately 900 yards, offering excellent transport links for commuters.



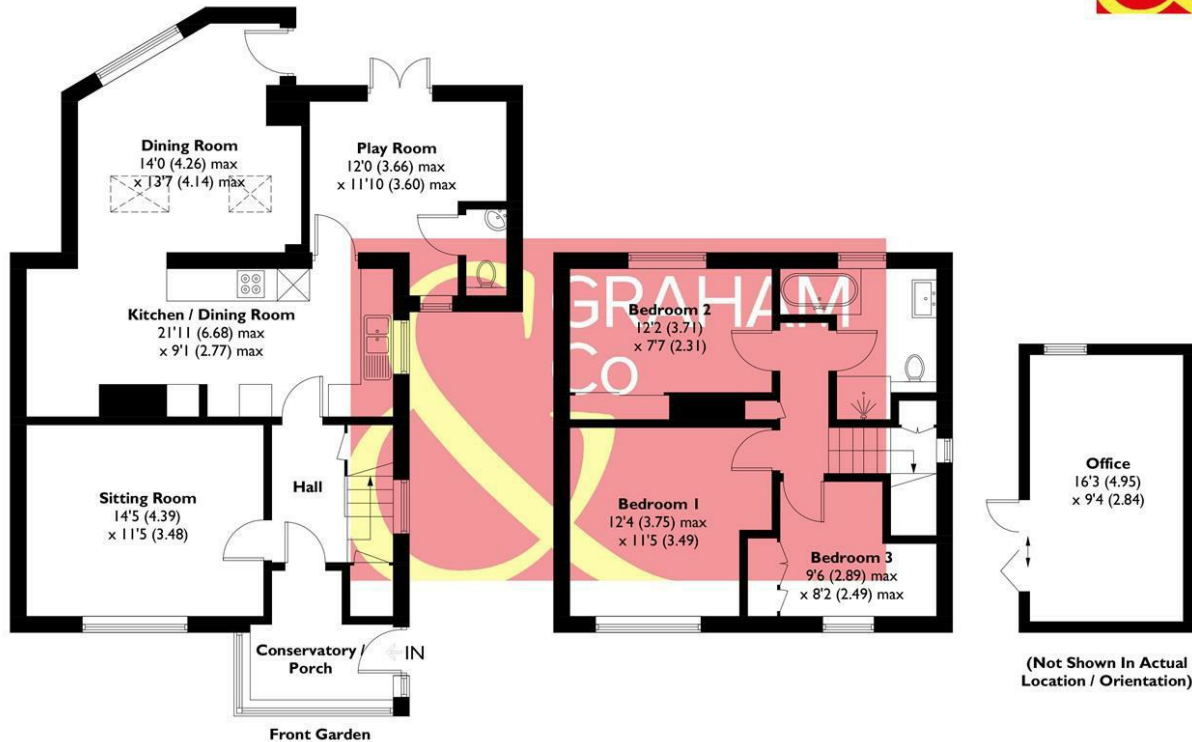


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.





**APPROXIMATE GROSS INTERNAL AREA = 1309 SQ FT / 121.7 SQ M**  
**OFFICE = 152 SQ FT / 14.1 SQ M**  
**TOTAL = 1461 SQ FT / 135.8 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 (ID1280842)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	75
		EU Directive 2002/91/EC	

Tax Band: C



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