



**23 Conholt Road, Andover, SP10 2HR**  
**Guide Price £625,000**



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Guide Price £625,000

#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

A stunning detached bungalow positioned in a prestigious location within walking distance of the town centre and in the other direction open countryside. The property has been extended and extensively upgraded by the present owners to a very high standard to include a sitting room leading to the rear garden, open plan stylish fitted kitchen with dining and family area, utility. There are three bedrooms with en-suite and shower room and a fourth bedroom/family room to the rear. The grounds are beautifully landscaped with a driveway to front providing off road parking for several cars with the rear garden itself having a large patio entertaining area, artificial lawn, mature flower and shrub beds, summer house and garden shed all enclosed by fencing.



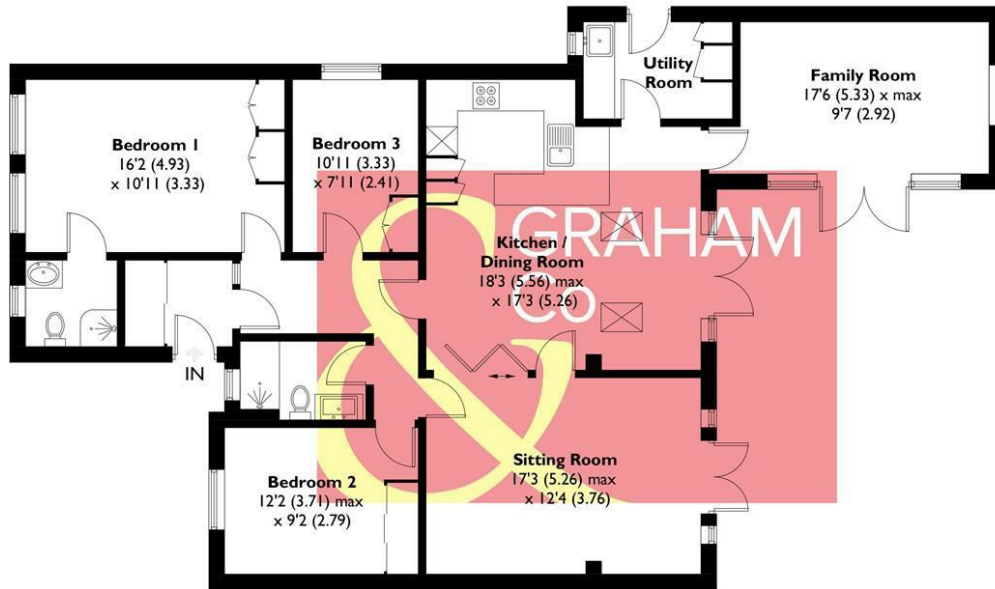


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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.

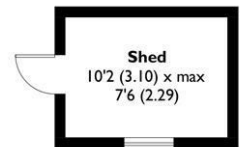




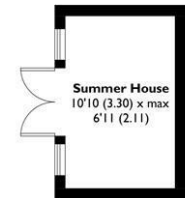
**APPROXIMATE GROSS INTERNAL AREA = 1338 SQ FT / 124.3 SQ M**  
**OUTBUILDING = 152 SQ FT / 14.1 SQ M**  
**TOTAL = 1490 SQ FT / 138.4 SQ M**



**GROUND FLOOR**



(Not Shown In Actual Location / Orientation)



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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 (ID1312255)

**Produced for Graham & Co**

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| A (95 plus)                                 |         |                         |
| B (81-94)                                   |         |                         |
| C (69-80)                                   |         |                         |
| D (55-68)                                   |         |                         |
| E (39-54)                                   |         |                         |
| F (21-38)                                   |         |                         |
| G (1-20)                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**Tax Band: D**



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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.

