



2 Conholt Road, Andover, SP10 2HR
Guide Price £695,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a sought after residential location, within walking distance of the town and equidistant to open countryside with popular schools nearby, Graham & Co are delighted to bring to the market this stunning and stylish extended home which has been extensively upgraded by the present owners and offered for sale in pristine condition. The property itself could be an extended family home with separate annex or a substantial home for a growing family with accommodation comprising an entrance hall with cloakroom, study with views to front, 25' sitting room leading to the garden and a stylish fitted kitchen with large island and dining area, bi-folds to the rear garden, a lantern roof, and adjacent family room. The annex, which could flow with the accommodation of the house, has a bedroom/sitting room, en-suite shower room and utility/kitchenette. To the first floor there are three double bedrooms, spacious bathroom with sep. shower. Double glazing and gas central heating with underfloor heating throughout ground floor. Outside a driveway provides off-road parking for several cars and leads to the garage with EV charger. The rear garden is of excellent size comprising terraced sandstone patio area, lawn with mature flower beds and shrubs, enclosed by hedging and fencing.

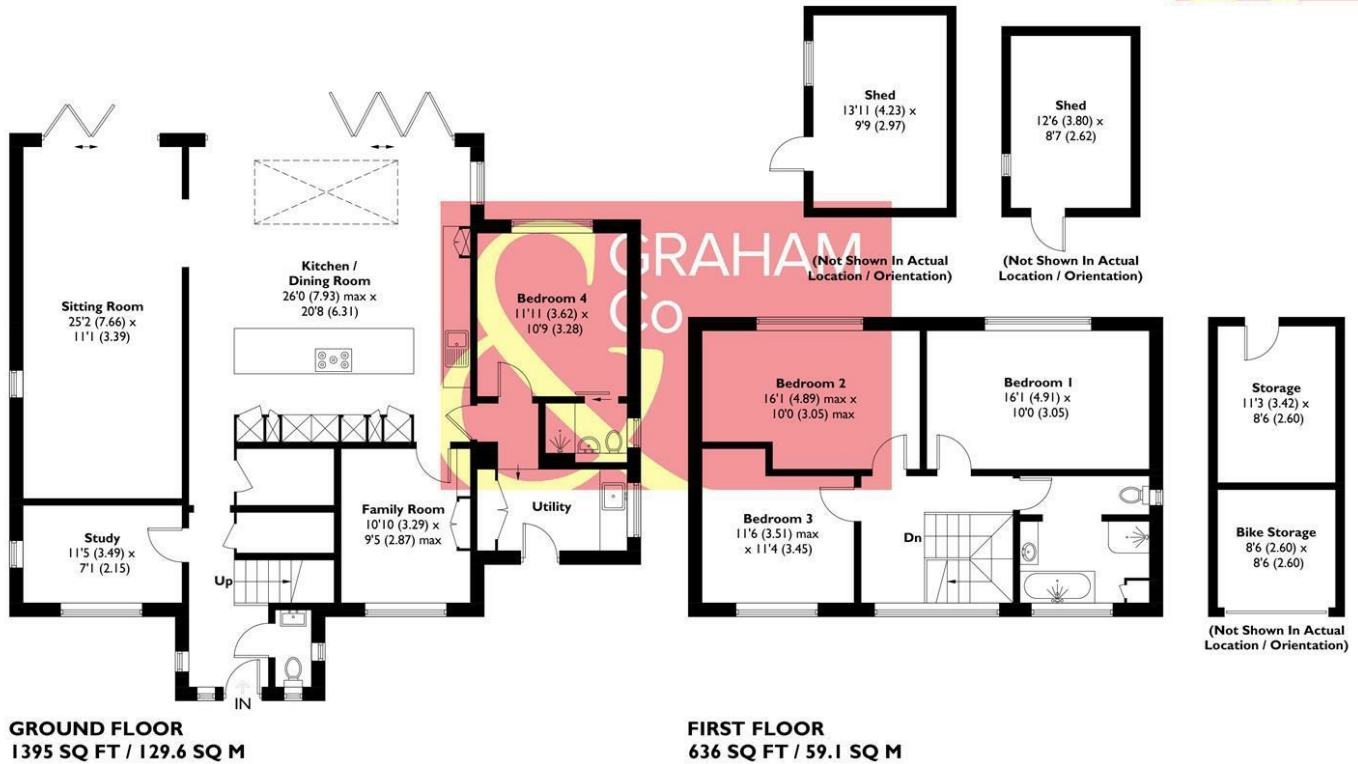




Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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 = 2031 SQ FT / 188.7 SQ M
OUTBUILDING = 412 SQ FT / 38.3 SQ M
TOTAL = 2443 SQ FT / 227.0 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 (ID1316321)
Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	70	76
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

