



47 Moneyer Road, Andover, SP10 4NG  
Guide Price £425,000



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## PROPERTY DESCRIPTION BY Miss Molly Scruton

This stunning and beautifully presented detached home offers a striking blend of style, space and modern living, perfectly designed for those who love to entertain as much as they enjoy everyday comfort.

From the moment you step inside, the property impresses with its bright and welcoming feel. To the front, a generous living room provides the perfect space to relax, while to the rear, the home truly comes into its own...

The show-stopping kitchen/dining space is the heart of the home — sleek, contemporary and designed with both practicality and entertaining in mind. Flooded with natural light, this space seamlessly flows through expansive bi-fold doors, effortlessly connecting the indoors with the garden and creating that sought-after indoor/outdoor lifestyle that buyers dream of.

Upstairs, the property continues to impress with well-proportioned bedrooms, offering flexibility for families, guests or home working. The principal bedroom provides a comfortable retreat, while the additional rooms are equally well-sized and versatile.

Externally, the rear garden has been designed for enjoyment, featuring a mix of lawn and patio areas, perfect for summer evenings, social gatherings or simply unwinding. The addition of a covered entertaining area adds a further touch of lifestyle appeal, making this a space that can be enjoyed all year round.

To the front, the property benefits from driveway parking and a garage, completing this fantastic package.



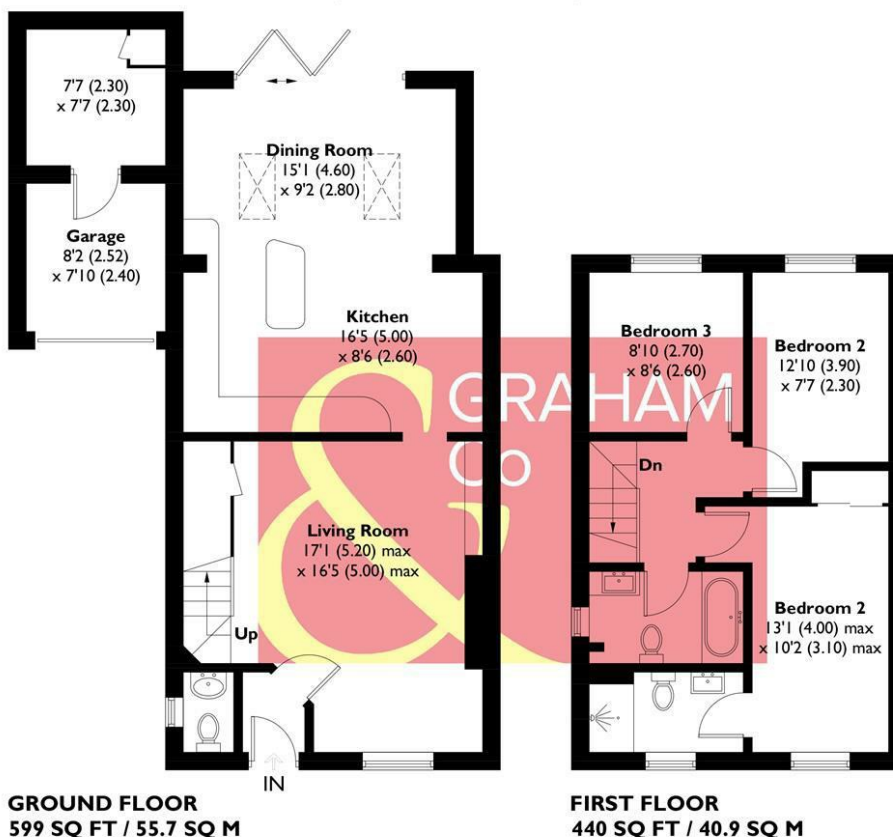


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.





**APPROXIMATE GROSS INTERNAL AREA = 1039 SQ FT / 96.6 SQ M**  
**OUTBUILDING = 129 SQ FT / 12.0 SQ M**  
**TOTAL = 1168 SQ FT / 108.6 SQ M**  
**(INCLUDING 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 (ID 1298952)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

