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11 Kingsmead, Anna Valley, Andover, SP11 7PN
Asking Price £640,000



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Asking Price £640,000

PROPERTY DESCRIPTION BY Mr Nick King

Located in village of Anna Valley is this four bedroom detached family home, benefitting from beautiful open countryside views and providing excellent access to Bury Hill Meadows Nature Reserve.
The accommodation comprises of; entrance hall with cloakroom, living room with feature fireplace and French doors to the garden, dining room again with patio doors, and kitchen with adjoining utility room. Upstairs there are four bedrooms and the family bathroom, with the principal bedroom also benefitting from ensuite facilities.
Outside the large garden is predominantly laid to lawn with a selection of mature shrubs and patio area. There is gated access to the front of the property, where there is driveway parking for several vehicles, along with a double garage with an electric door.







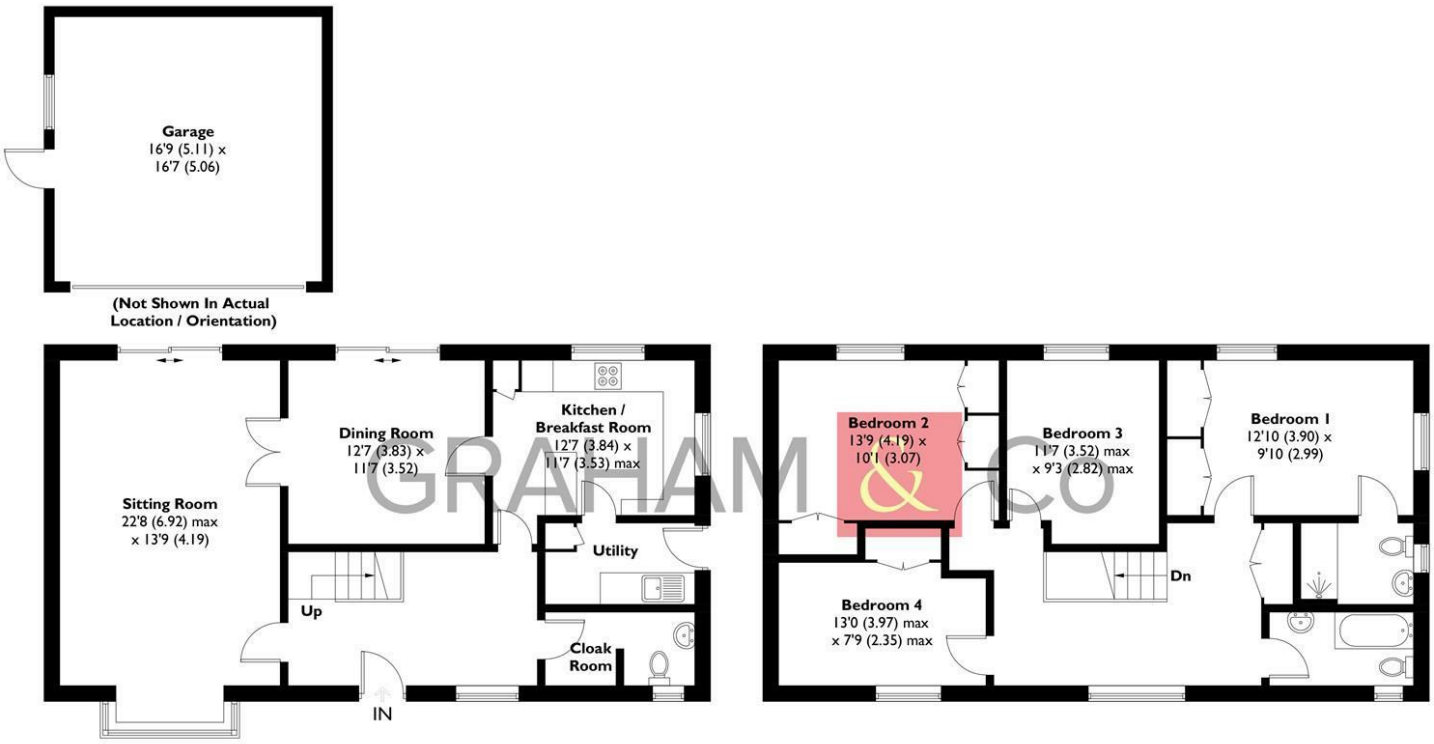
Anna Valley Profile

The popular village of Anna Valley offers a recreation ground and garden centre, whilst the neighbouring village of Upper Clatford to the south east has a public house and church. The village of Abbotts Ann lies to the west has two public houses, village shop and well regarded village school. There is another village school in Goodworth Clatford which again has a extremely good reputation. There is a bus stop close to the property with regular services into Andover, about 1½ miles away, which has a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to London Waterloo in just over one hour. The cathedral cities of Salisbury and Winchester are both within half an hour's drive away and the A303 is close at hand allowing convenient road access to London and the West Country.



APPROXIMATE GROSS INTERNAL AREA = 1639 SQ FT / 152.3 SQ M
GARAGE = 277 SQ FT / 25.7 SQ M
TOTAL = 1916 SQ FT / 178.0 SQ M

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GROUND FLOOR
832 SQ FT / 77.3 SQ M

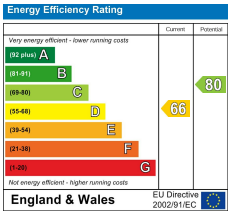
FIRST FLOOR
807 SQ FT / 75.0 SQ M

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 (ID1349184)
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