



The Mill House, Millway Road, Andover, SP10 3EU
Asking Price £730,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

The Mill House, Millway Road is a truly enchanting and beautifully proportioned period home, effortlessly combining timeless character with generous, flexible accommodation, all set within a wonderfully private and established plot, less than 500m on foot from the train station with direct links to London and within easy reach of the town centre.

From the moment you arrive, the house makes an immediate impression. Its handsome red-brick façade, elegant symmetry and classic detailing create a sense of quiet grandeur, while the sweeping gravel driveway provides both convenience and a fitting sense of arrival. This is a home that feels important, yet entirely welcoming.

Inside, the accommodation flows with ease and purpose, offering a wealth of beautifully balanced living spaces. The principal reception rooms are flooded with natural light, each enjoying its own character and charm, making them perfect for both relaxed family living and more formal entertaining. Original features sit comfortably alongside thoughtful updates, creating rooms that feel warm, elegant and effortlessly liveable.

The heart of the home is undoubtedly the kitchen and dining space — a superbly sociable area designed for everyday life and hosting alike. It connects seamlessly with the rest of the house, while still retaining a sense of distinction and occasion. Practical features such as a utility room, attic, and cellar enhance the home's functionality without detracting from its charm.



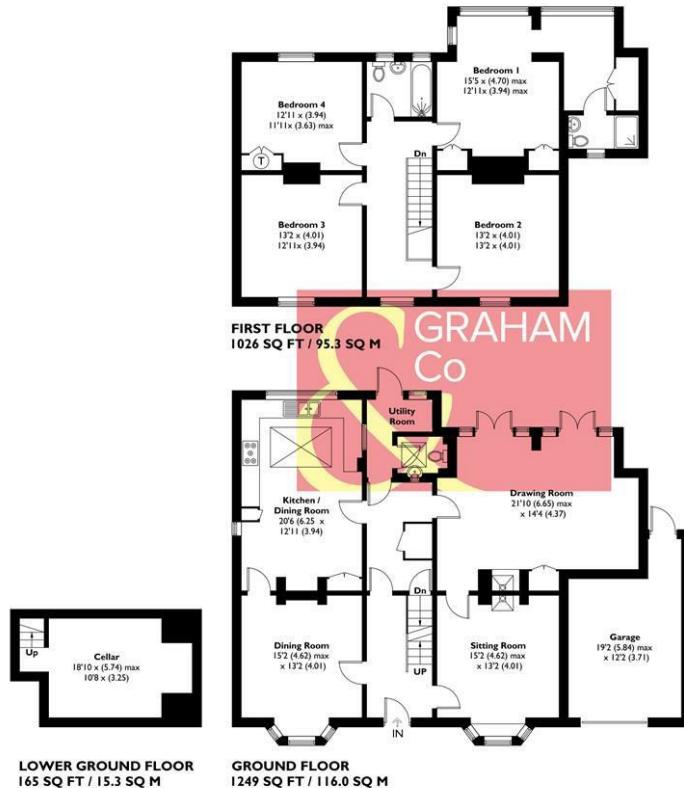


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserves, all within walking distance of the town 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 = 2440 SQ FT / 226.6 SQ M
(INCLUDING CELLAR)
GARAGE = 198 SQ FT / 18.4 SQ M
TOTAL = 2638 SQ FT / 245.0 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 (ID1273902)

Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(58-68) D			
(39-57) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		68	55
England & Wales		EU Directive 2002/91/EC	

Tax Band: F



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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.