



40 Hedgerow Walk, Andover, SP11 6FD
Asking price £415,000



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PROPERTY DESCRIPTION BY Mr Nick King

Graham & Co are delighted to offer to the market this much loved detached family home. Hedge Row Walk is a private road situated on Augusta Park, with views over the green. The property itself boasts over 1650 sqft of accommodation which includes cloakroom, living room, kitchen diner, five double bedrooms (two with en-suite bathroom facilities), family bathroom, study, enclosed rear garden with shed/workshop and a garage.



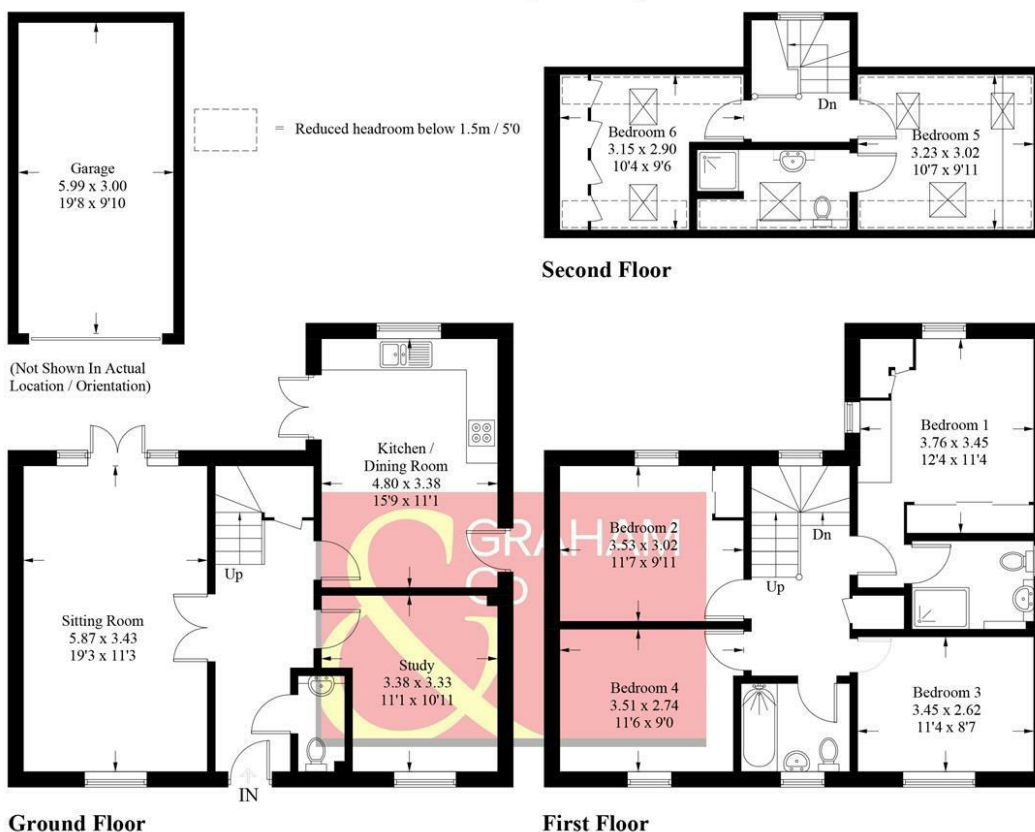


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing point of two important Roman roads: the Portway from Winchester to Marlborough, and the Icknield Way, which runs past Augusta Park on its way between Salisbury and Silchester. The actual site of the crossroads is very close to the development, but excavations in 1970, while revealing many Roman remains, failed to find the exact location. Now the area is a growing and welcoming community with a community centre, sports pavilion and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



Hedge Row Walk, Sp11

Approximate Gross Internal Area = 154.6 sq m / 1664 sq ft
 Garage = 18 sq m / 194 sq ft
 Total = 172.6 sq m / 1858 sq ft



PRODUCED FOR GRAHAM AND CO
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (1D700386)

DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit into Eastern Avenue. At the Swan Court roundabout take the second exit into New Street. Continue along to the mini roundabout and take the second exit. At the major roundabout take the second exit into Newbury Road, passing the traffic lights and under Enham Arch. At the next roundabout take the second exit right into Smannell Road. Take the second left into Icknield Way, and at the roundabout take the second exit into the Augusta Park development where Hedgerow Walk can be found facing the green.

Energy Efficiency Rating		Current	Potential
100 (most A)	79	87	
92 (B)			
84 (C)			
75 (D)			
65 (E)			
55 (F)			
45 (G)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: E



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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.