



42 Winchester Road, Andover, SP10 2EF  
Offers In Excess Of £625,000



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned along the sought after Winchester Road, Graham & Co are delighted to offer for sale this impressive detached character property which has been extensively upgraded by the present owners and situated just a short stroll to the town centre and train station. The property itself benefits from a spacious entrance hall with cloakroom, living room with fitted wood burner, dining room and a double glazed conservatory to the rear. A separate family room has views to the front and to the rear is a fitted kitchen/breakfast room having granite worktops and built-in appliance. To the first floor there are five bedrooms and a luxury bathroom, gas central heating and double glazing. Outside the front gardens are enclosed and mostly lawn with the rear garden itself of good size comprising patio, outbuildings, leading to lawn with abundance of flower and shrub bed, double garage to rear with driveway. Internal viewing is imperative for the quality and character to be fully appreciated.



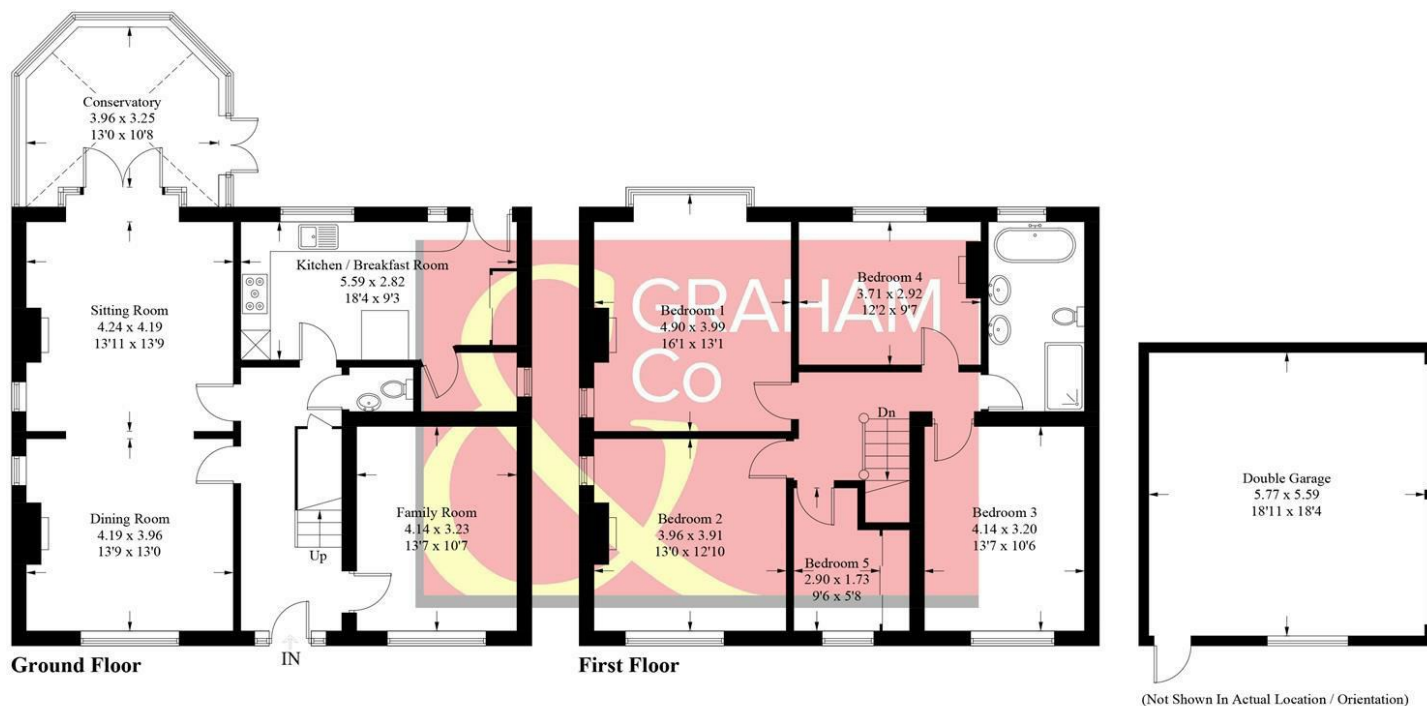


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast 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.



## Winchester Road, SP10

Approximate Gross Internal Area = 181.2 sq m / 1950 sq ft  
 Garage = 32.2 sq m / 347 sq ft  
 Total = 213.4 sq m / 2297 sq ft

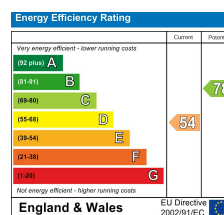


### PRODUCED FOR GRAHAM AND CO

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 (ID701419)

### DIRECTIONS

Proceed from the town centre along Winchester Road and number 42 will be found on your right hand side.



Tax Band: F



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**01264 356500**

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.