



85 Barlows Lane, Andover, SP10 2HB
Price Guide £499,950



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in one of Andover's most sought after residential locations within walking distance of the town yet a short stroll from picturesque countryside, Graham & Co are delighted to bring to the market this stunning detached character home which benefits from a double storey extension to the rear providing spacious and well planned accommodation all finished to an extremely high standard. The property itself benefits from an entrance hall leading to the sitting room with log burner, separate family room and an open plan fitted kitchen with dining area and double doors leading to the rear garden, utility and cloakroom. To the first floor there are three bedrooms with the master having en-suite shower room and family bathroom, gas central heating and double glazing. Outside a driveway to the front provides parking for several cars with the rear garden itself being well landscaped comprising patio, lawn, flower and shrub beds all enclosed by fencing. Internal viewing is imperative for the quality of this beautiful home to be fully appreciated.



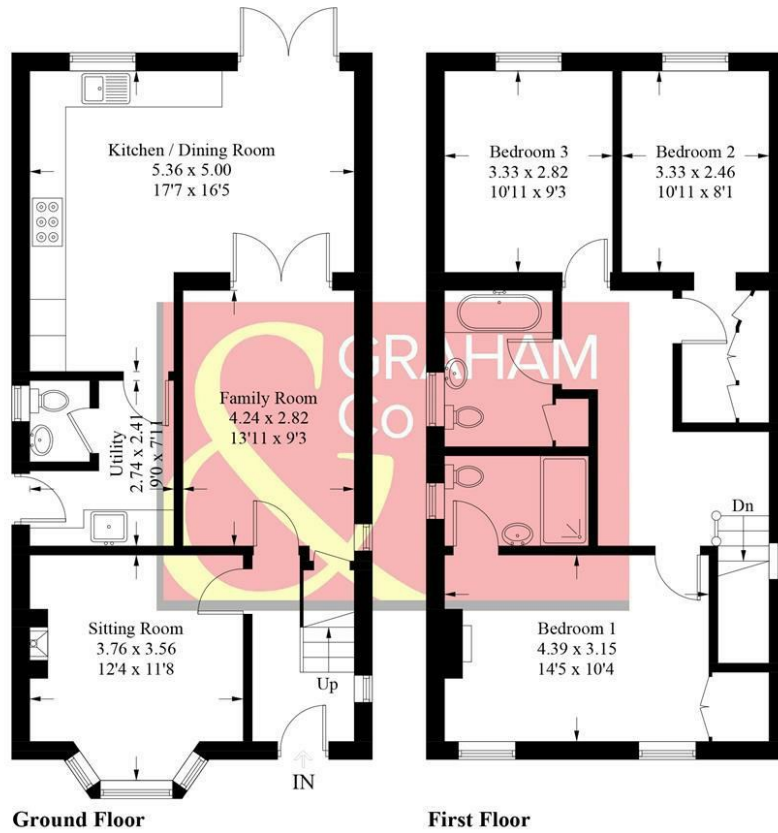


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town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



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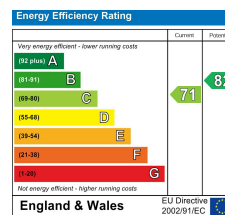
Approximate Gross Internal Area = 122 sq m / 1313 sq ft



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 (ID750155)

DIRECTIONS

Proceed from the town centre along Winchester Road and take the turning right into Anton Road which at the end bears left into Barlows Lane which the property will be found on your left hand side.



Tax Band: D



OPEN 7 DAYS

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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.