



100 Olympic Park Road, Andover, SP11 6RY  
Guide Price £390,000



100 Olympic Park Road, Andover,  
Guide Price £390,000

#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away in a sought after location close to open countryside on the edge of Andover town, Graham & Co are delighted to bring to the market this stunning detached family home. The property is presented in pristine condition throughout and benefits from an entrance hall with cloakroom, sitting room with double doors to the rear garden and an open plan fitted kitchen with dining area. To the first floor there are three bedrooms with the master having en-suite and a family bathroom,, fully boarded loft, gas central heating and double glazing. Outside a drive leads to the garage with electric roller door having loft storage with the rear garden itself enclosed by wall and fencing comprising lawn and patio. There is also planning granted with building control approval for extension to be completed creating additional space to the master bedroom along with a loft conversion



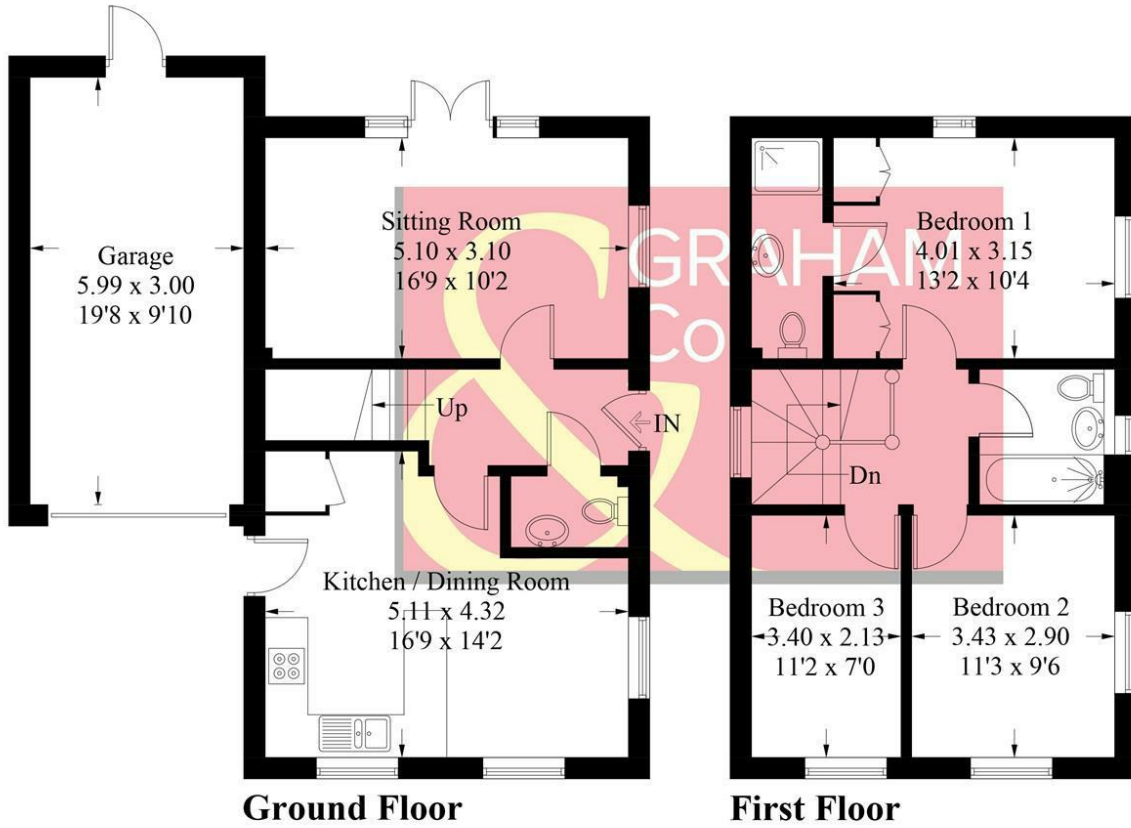


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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.



# Olympic Park Road, Andover, SP11

Approximate Gross Internal Area = 89.2 sq m / 960 sq ft  
 Garage = 18.1 sq m / 195 sq ft  
 Total = 107.3 sq m / 1155 sq ft



PRODUCED FOR GRAHAM AND CO

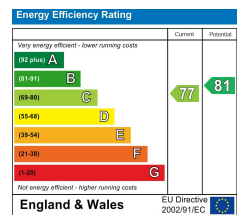
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID395215)

## MORTGAGE ADVICE Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - [tristan@atmmortgages.com](mailto:tristan@atmmortgages.com) M - 07545320380

[www.atmmortgages.com](http://www.atmmortgages.com)



Tax Band: D



OPEN 7 DAYS

If you are considering selling your home please contact us today for your free no obligation valuation

**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.