



**12 White Oak Way, Anna Valley, Andover, SP11 7QN**  
**Offers In Excess Of £500,000**



## 12 White Oak Way, Anna Valley Andover, Offers In Excess Of £500,000

### PROPERTY DESCRIPTION BY Miss Molly Scruton

White Oak Way, Anna Valley — four-bedroom detached with double garage and private garden

Tucked away in a quiet cul-de-sac in sought-after Anna Valley, this established red-brick family home offers generous living space, a double garage and a leafy, secluded plot with excellent scope to personalise.

A welcoming entrance hall leads to two reception rooms, including a full-width sitting room that opens to the garden, and a separate dining room at the front. The fitted kitchen is supported by a useful utility room with outside access, while a ground-floor cloakroom completes the layout.

Upstairs, four well-proportioned bedrooms are arranged around a central landing and served by a family bathroom. There's ample built-in storage and the house is ready for a light refresh, giving buyers the chance to update to taste.

Outside, the rear garden enjoys a high degree of privacy with mature borders, lawn and a broad paved terrace—an ideal canvas for landscaping. A driveway provides off-street parking and leads to a detached double garage.



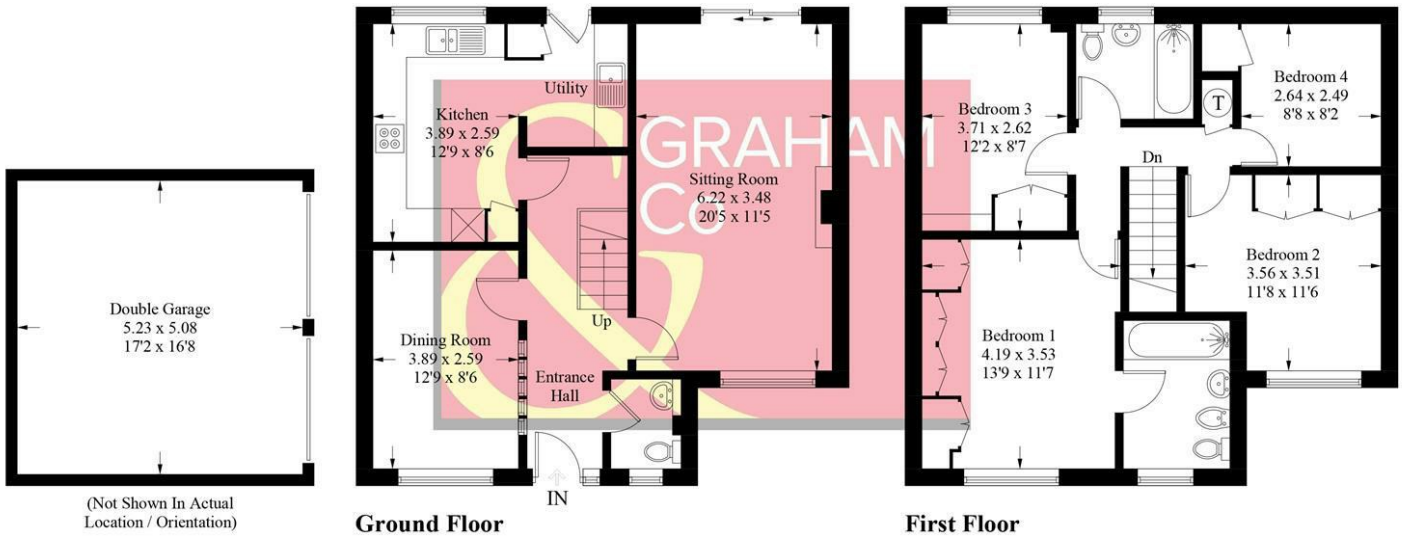


The popular village of Anna Valley offers a recreation ground and garden centre, whilst the neighbouring village of Upper Clatford to the south east has a public house and church. The village of Abbotts Ann lies to the west has two public houses, village shop and well regarded village school. There is another village school in Goodworth Clatford which again has a extremely good reputation. There is a bus stop close to the property with regular services into Andover, about 1½ miles away, which has a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to London Waterloo in just over one hour. The cathedral cities of Salisbury and Winchester are both within half an hour's drive away and the A303 is close at hand allowing convenient road access to London and the West Country.



# White Oak Way, SP11

Approximate Gross Internal Area = 121.4 sq m / 1307 sq ft  
 Double Garage = 26.8 sq m / 288 sq ft  
 Total = 148.2 sq m / 1595 sq ft



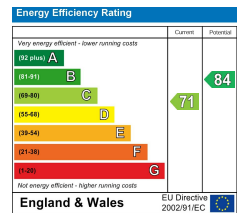
PRODUCED FOR GRAHAM AND CO

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 (ID1233692)

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