



29 Merino Road, Andover, SP11 6SP  
Guide Price £375,000



## 29 Merino Road, Andover, Guide Price £375,000

### PROPERTY DESCRIPTION BY Mr Nick King

Nestled on the charming Merino Road in Andover, this delightful three-bedroom detached house, built in 2019 offers a perfect blend of modern living and comfort. As you enter, you are welcomed by a spacious entrance hall that leads to a large cloakroom with a convenient WC and an understairs cupboard, providing ample storage.

The heart of the home is undoubtedly the fully fitted kitchen diner, which is ideal for both family meals and entertaining guests. The living room, bathed in natural light, features elegant French doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor spaces.

Upstairs, you will find three well-proportioned bedrooms, each designed with comfort in mind. The master bedroom boasts the added luxury of an en suite bathroom, while the family bathroom serves the other two bedrooms, ensuring convenience for all.

Outside, the property features a lovely rear garden, complete with a patio area perfect for al fresco dining and a well-maintained lawn, ideal for children to play or for gardening enthusiasts. Additionally, the property includes a garage with a driveway parking space in front, accommodating up to two vehicles.

This modern home, constructed within the last decade, is perfect for families or professionals seeking a peaceful yet accessible location. With its thoughtful layout and contemporary finishes, this property is a wonderful opportunity for anyone looking to settle in Andover.



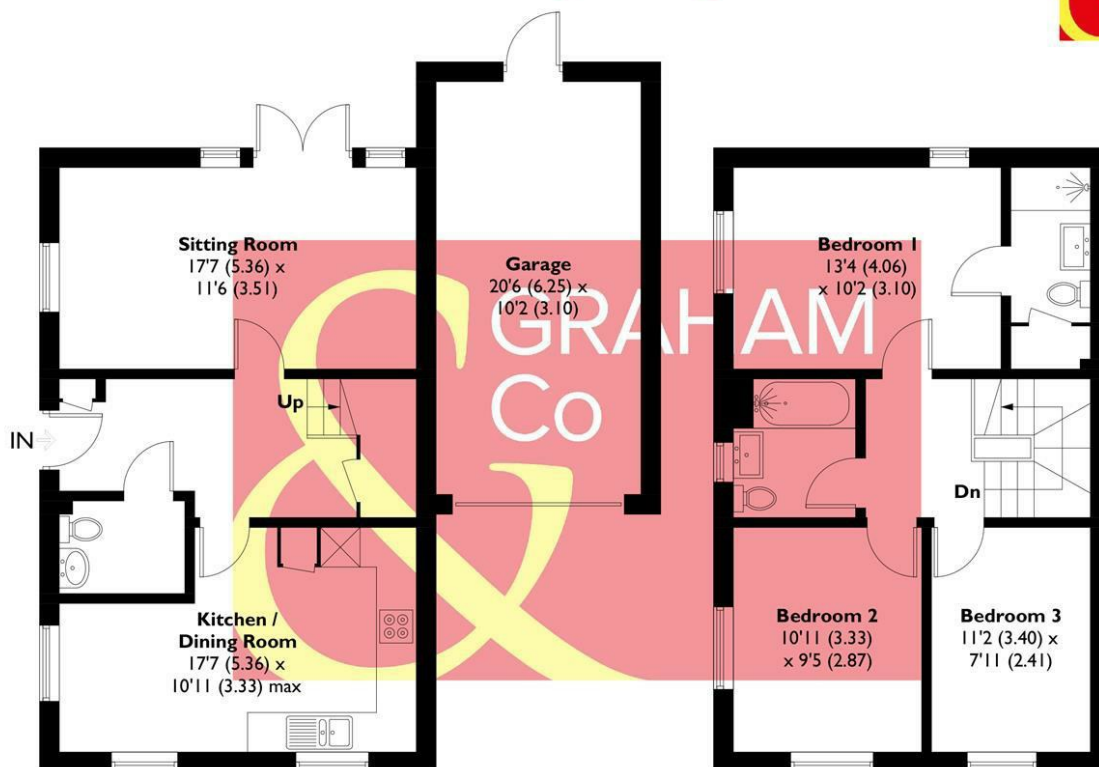


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing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





**APPROXIMATE GROSS INTERNAL AREA = 1032 SQ FT / 95.9 SQ M**  
**GARAGE = 210 SQ FT / 19.5 SQ M**  
**TOTAL = 1242 SQ FT / 115.4 SQ M**



**GROUND FLOOR**  
518 SQ FT / 48.1 SQ M

**FIRST FLOOR**  
514 SQ FT / 47.8 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1251806)

Produced for Graham & Co

**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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

