



**58 Borkum Close, Andover, SP10 4LE**  
**Guide Price £650,000**



58 Borkum Close, Andover,  
Guide Price £650,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this substantial detached property which offers stunning accommodation over three floors that would make a great purchase for a large family or multi-generational home as it has flexibility to adapt up to 7-9 bedrooms.

There is also an option for a separate annexe. On the ground floor there is an entrance hall and cloakroom, study/utility, large open plan family room and dining area, leading to a modern fitted kitchen with wide views on to the rear garden. There is also an annexe/games room with en-suite and kitchenette and a further ground floor shower/utility room. On the first floor there are four spacious bedroom suites, all having en-suite shower facilities. There is also an additional fitted kitchen. The second floor comprises a further spacious suite with bedroom, living room and en-suite facilities, there is also a separate gym/study room. The property has Nest controlled gas central heating and full double glazing, all rooms are presented in excellent order.

To the front of the house a large driveway provides parking for up to 4 cars. The private rear garden is beautifully landscaped with mature planting, several outbuildings and a Summer House.



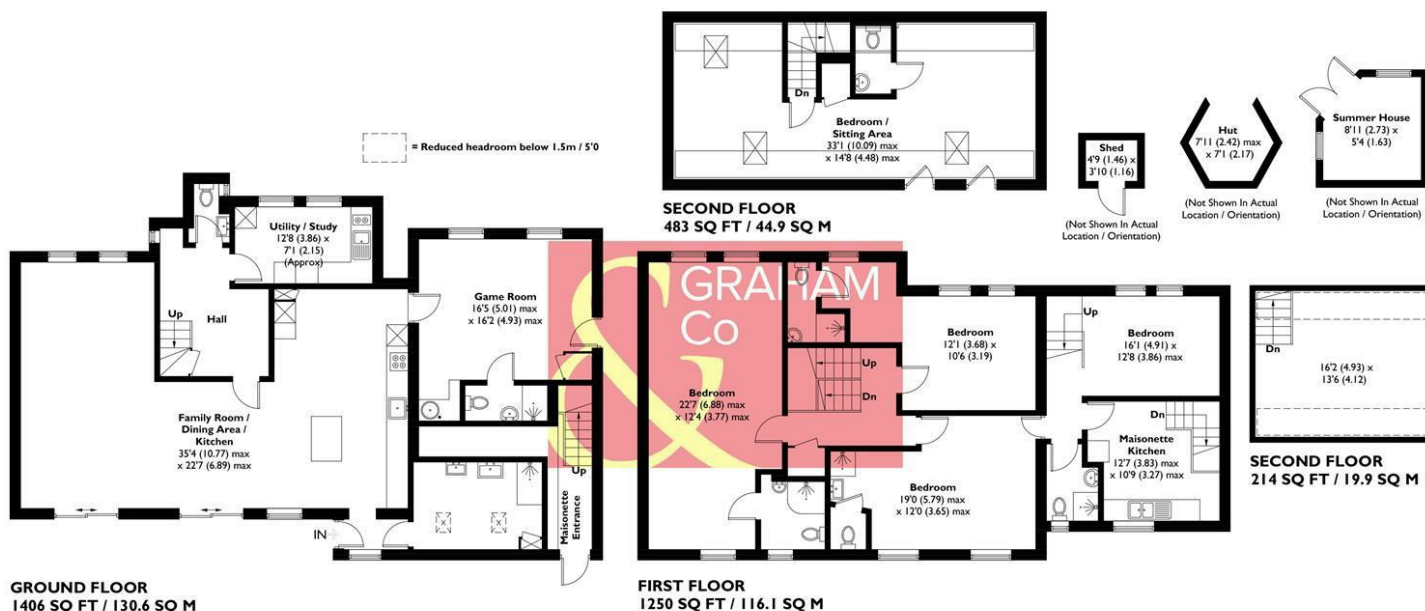


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.





**APPROXIMATE GROSS INTERNAL AREA = 3353 SQ FT / 311.5 SQ M**  
**OUTBUILDINGS = 138 SQ FT / 12.8 SQ M**  
**TOTAL = 3491 SQ FT / 324.3 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 (ID 1297778)  
**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)

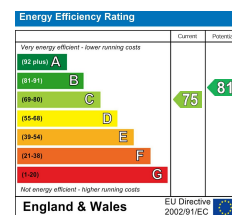
**Tax Band: F**



**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.

