



2 Augusta Way West, Andover, SP11 6FY
Guide Price £449,950



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Nestled in the desirable location of Augusta Way West, Andover, this splendid house offers a perfect blend of comfort and style. As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor features two generous reception rooms, including a welcoming lounge that boasts a delightful conservatory at the rear, providing a lovely view of the expansive garden. The dining room is perfect for entertaining, while the well-appointed kitchen, located at the back of the house, is both functional and inviting.

Upstairs, you will find four well-proportioned bedrooms, each designed with comfort in mind. The master bedroom is particularly impressive, featuring its own en suite bathroom for added privacy and convenience. A family bathroom serves the other bedrooms, ensuring ample facilities for all.

Outside, the property is complemented by a large rear garden, ideal for family gatherings or simply enjoying the outdoors. There is convenient access to the garage via back garden, and parking is readily available in front of it. The front and side of the home are adorned with expansive green areas, enhancing the overall appeal of this charming residence.

Situated on the edge of the development, this property offers a peaceful retreat while still being close to local amenities. This four-bedroom house is a wonderful opportunity for families seeking a spacious and inviting home in a lovely setting.



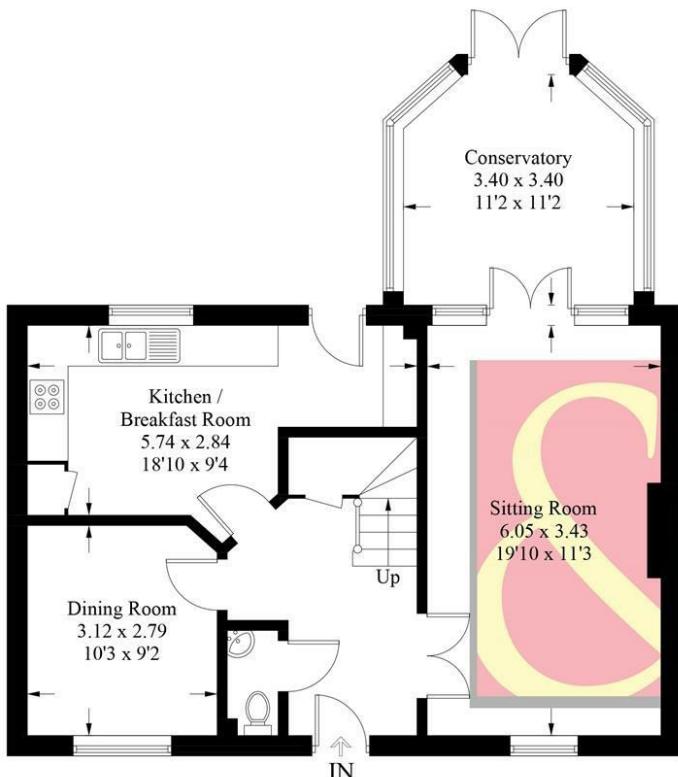


Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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, shops and takeaway and the Endeavour Primary School. With plenty of green spaces surrounding the development you're never far from a nice walk.

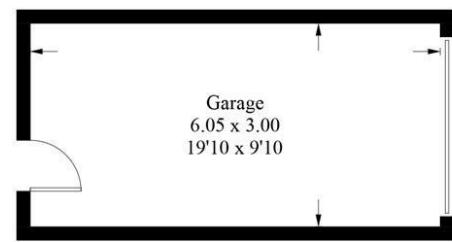


Augusta Way West, SP11

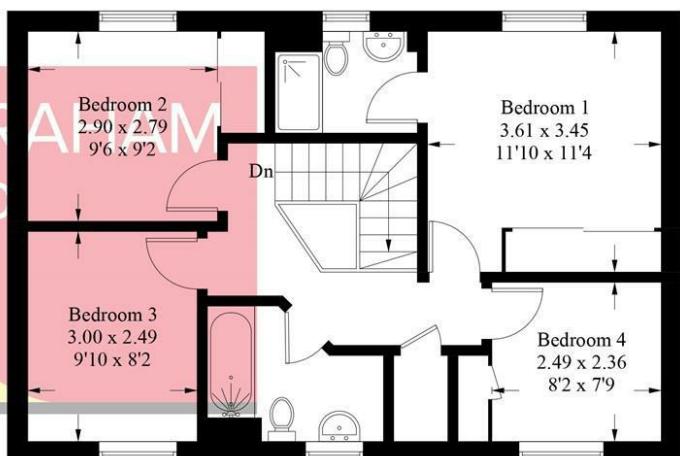
Approximate Gross Internal Area = 125.5 sq m / 1351 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Total = 143.6 sq m / 1546 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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 (ID1210664)

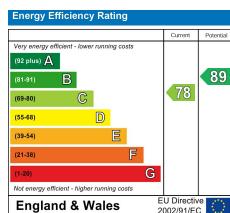
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