



9 St. Anns Close, Andover, SP10 2LA  
Asking Price £450,000



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## PROPERTY DESCRIPTION BY Miss Molly Scruton

Situated in a pleasant residential setting, this attractive family home offers spacious and versatile accommodation, ideal for modern living. The property enjoys a welcoming approach with a driveway providing ample parking, alongside a neatly presented front garden and a charming conservatory-style entrance.

Upon entering, the home opens into a central hallway that connects the main living spaces. To the front, a bright and comfortable sitting room provides a cosy space to relax, while to the rear the property opens into a generous kitchen and dining area, perfectly suited for family meals and entertaining. The adjoining dining room benefits from a pleasant outlook and creates a wonderful space for gatherings, while a separate playroom adds flexibility for families, working from home, or additional reception space.

Upstairs, the property offers three well-proportioned bedrooms, each enjoying good natural light and pleasant views over the surrounding area. These are served by a family bathroom, creating a practical layout for everyday living.

Externally, the home benefits from a generous driveway providing off-road parking and access to a detached office, ideal for those working remotely or requiring a dedicated workspace away from the main house. The gardens offer a manageable outdoor space with plenty of potential for relaxing or entertaining.

Overall, this is a well-balanced home offering flexible living space, excellent practicality, and the added benefit of a separate office building, making it perfectly suited for modern family life with great links such as Rooksbury Mill being 500 yards away, Andover town center is 300 yards away and just 900 yards from Andover Train station.



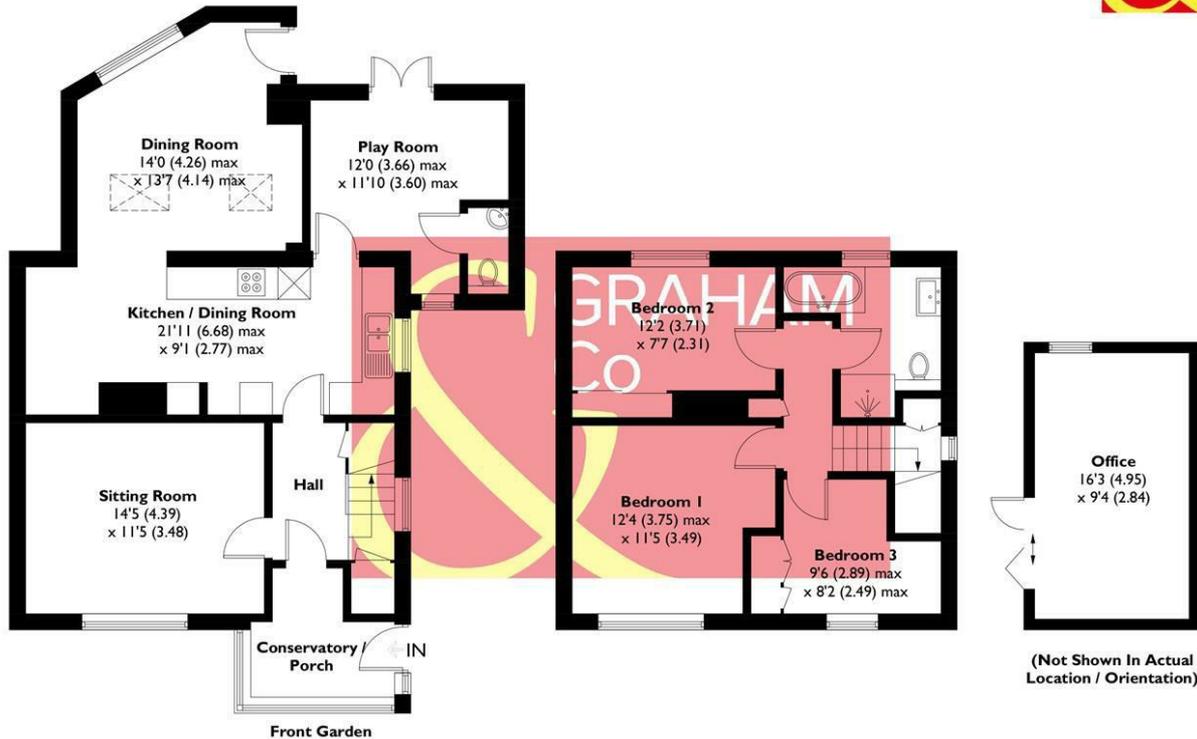


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.





**APPROXIMATE GROSS INTERNAL AREA = 1309 SQ FT / 121.7 SQ M**  
**OFFICE = 152 SQ FT / 14.1 SQ M**  
**TOTAL = 1461 SQ FT / 135.8 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 (ID1280842)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

**Tax Band: C**



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**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.

