



26 Weyhill Gardens, Weyhill, Andover, SP11 0QT
Guide Price £600,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away at the end of a select close in the picturesque village of Weyhill to the west side of Andover and having views over open farmland, Graham & Co are delighted to bring to the market this spacious and stylish detached modern home built and finished to a high specification. The property itself benefits from an entrance hall with cloakroom, sitting room with double doors to rear, playroom with double doors to rear, study having views to front and a spacious open plan fitted kitchen with dining area. To the first floor there are four bedrooms with two en-suite shower rooms and family bathroom, gas central heating and double glazing. Outside a double driveway leads to the double garage with the rear garden enclosed with patio and lawn, countryside surrounding.





Weyhill is a village approximately 3 miles west of Andover. Within the village there is a church, Indian restaurant (The Pink Olive), a historic fairground which has a number of craft studios and a tea room, local petrol station with a convenience store as well as a well-regarded farm shop. There are excellent road links onto the A303 via both Andover and Thruxton giving access to London and The West Country.





APPROXIMATE GROSS INTERNAL AREA = 1802 SQ FT / 167.4 SQ M
GARAGE = 323 SQ FT / 30.0 SQ M
TOTAL = 2125 SQ FT / 197.4 SQ M

GRAHAM & Co



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 (ID1328229)
Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales	80	83
EU Directive 2002/91/EC		

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.