



158 Bury Hill Close, Anna Valley, Andover, SP11 7LL
Asking Price £350,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Situated in the ever-popular village of Anna Valley, this well-proportioned four-bedroom family home comes to the market for the first time in many years, offering an excellent opportunity for buyers to modernise and make it their own.

The property features a light and spacious living room to the front with a full-height window providing an abundance of natural light. This area opens seamlessly into the dining room, which benefits from patio doors leading out to the rear garden, perfect for entertaining and family gatherings. The kitchen is accessed both from the dining area and the entrance hall, and also has a door leading directly to the rear garden, creating a practical and sociable layout for everyday living.

To the first floor are four generous bedrooms, each with built-in double wardrobes, providing ample storage. The former bathroom has been thoughtfully converted into a modern walk-in shower room, while a downstairs cloakroom adds further convenience.

Externally, the property enjoys a southerly facing rear garden, featuring a patio area abutting the rear of the house with a curved retaining wall and steps leading up to the main garden, which is currently laid to shingle but could easily be returned to lawn. The garden also benefits from gated side access. To the front is a garage with power and light, featuring a rear door and side window.

Located within a desirable residential area, the home is ideally positioned for local schools, countryside walks, and village amenities, while also offering easy access to Andover town centre and mainline railway station.

This much-loved family home represents a rare opportunity to purchase in this sought-after village and is offered for sale with no onward chain.





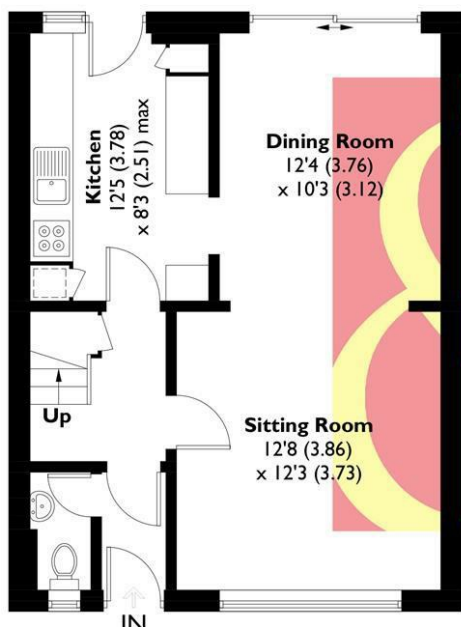
Anna Valley

The popular village of Anna Valley offers a recreation ground and garden centre, whilst the neighbouring village of Upper Clatford to the south east has a public house and church. The village of Abbots Ann lies to the west has two public houses, village shop and well regarded village school. There is another village school in Goodworth Clatford which again has a extremely good reputation. There is a bus stop close to the property with regular services into Andover, about 1½ miles away, which has a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to London Waterloo in just over one hour. The cathedral cities of Salisbury and Winchester are both within half an hour's drive away and the A303 is close at hand allowing convenient road access to London and the West Country.

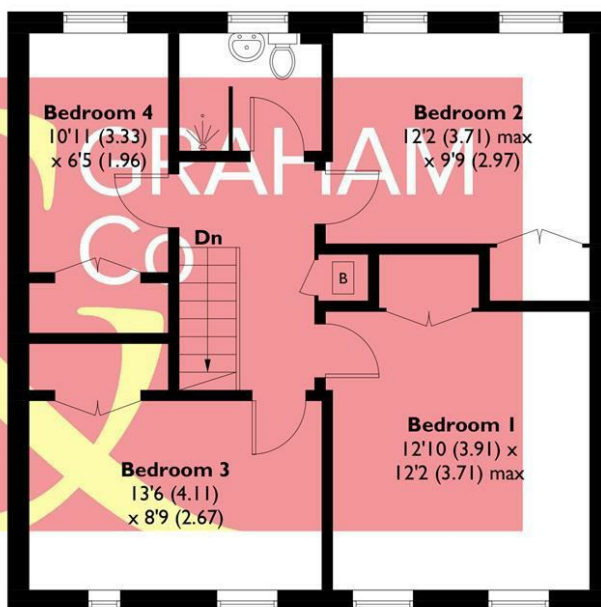




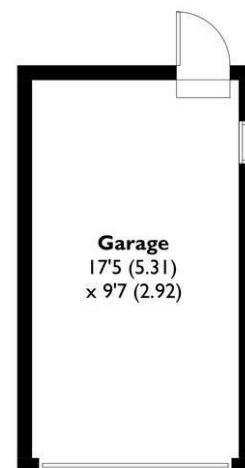
APPROXIMATE GROSS INTERNAL AREA = 1149 SQ FT / 106.7 SQ M
GARAGE = 166 SQ FT / 15.4 SQ M
TOTAL = 1315 SQ FT / 122.1 SQ M



GROUND FLOOR
490 SQ FT / 45.5 SQ M



FIRST FLOOR
659 SQ FT / 61.2 SQ M



(Not Shown In Actual Location / Orientation)

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 (ID1252011)

Produced for Graham & Co

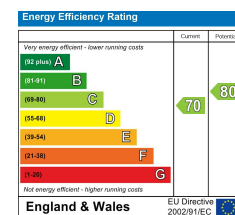
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

