



189 Bury Hill Close, Anna Valley, Andover, SP11 7NB
Asking Price £359,950



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Welcome to this fantastic family home nestled in the picturesque Anna Valley. Boasting a delightful setting, this charming end of terrace property offers a perfect blend of modern comfort and family-friendly features. Upon entering, you are greeted by a welcoming entrance hall that leads you into the heart of the home. The ground floor encompasses a convenient downstairs cloakroom, ideal for guests and everyday use. The updated open plan kitchen diner provides a wonderful space for family meals and entertaining, complete with modern amenities and ample storage. Adjacent is the separate sitting room, offering a cozy retreat for relaxation and socialising. Ascend the stairs to discover the upper level, where three generously sized bedrooms await. Each bedroom promises comfort and tranquility, making them perfect sanctuaries for restful nights. The lovely modern family bathroom offers a stylish oasis for rejuvenation, featuring contemporary fixtures and fittings. Outside, the property boasts both front and rear gardens, providing versatile outdoor spaces for relaxation, play, and al fresco dining. With side access, manoeuvring around the property is effortless. Additionally, the property includes a garage and driveway parking, ensuring ample space for vehicles and storage. Situated in the sought-after Anna Valley, this home offers a peaceful retreat while remaining conveniently close to local amenities, schools, and transport links. Whether you're starting a family or seeking a comfortable abode to call your own, this property presents an exceptional opportunity to embrace a fulfilling family lifestyle in a wonderful community setting.





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 Abbotts 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.



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Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 108.5 sq m / 1168 sq ft

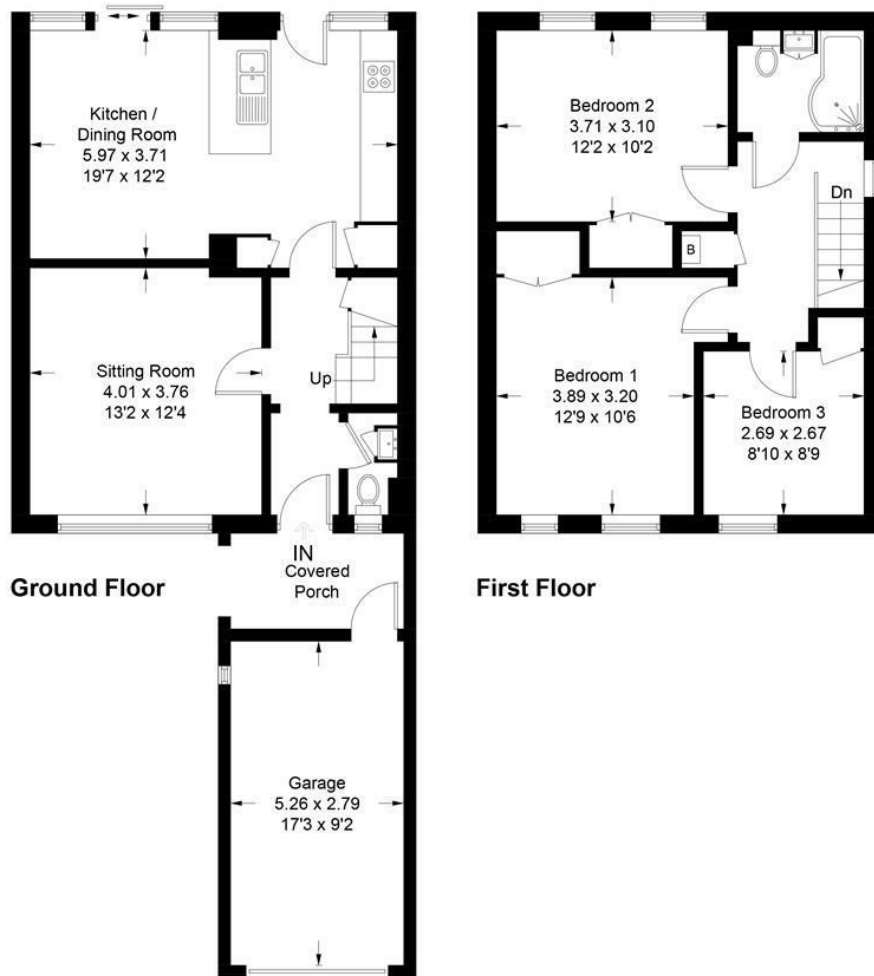


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		85
(81-94) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 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.