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39 Spindle Close, Andover, SP11 6UR
Guide Price £547,500

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## PROPERTY DESCRIPTION BY Mr Dion McArthur

This impressive and beautifully presented detached family home offers generous and versatile accommodation throughout, perfectly suited to modern family living and entertaining.

From the moment you arrive, the property has an attractive kerb appeal, with a welcoming frontage and well-maintained surroundings setting the tone for what's to come inside.

The ground floor is thoughtfully arranged, offering a fantastic balance of living and entertaining space. A spacious sitting room provides a comfortable retreat, while an additional family room offers flexibility for a playroom, snug or home office. To the rear, the property truly comes into its own with a substantial kitchen/dining room, designed as the heart of the home. This impressive space is ideal for both everyday living and hosting, with ample room for dining and direct access out to the garden, creating a seamless indoor/outdoor lifestyle.

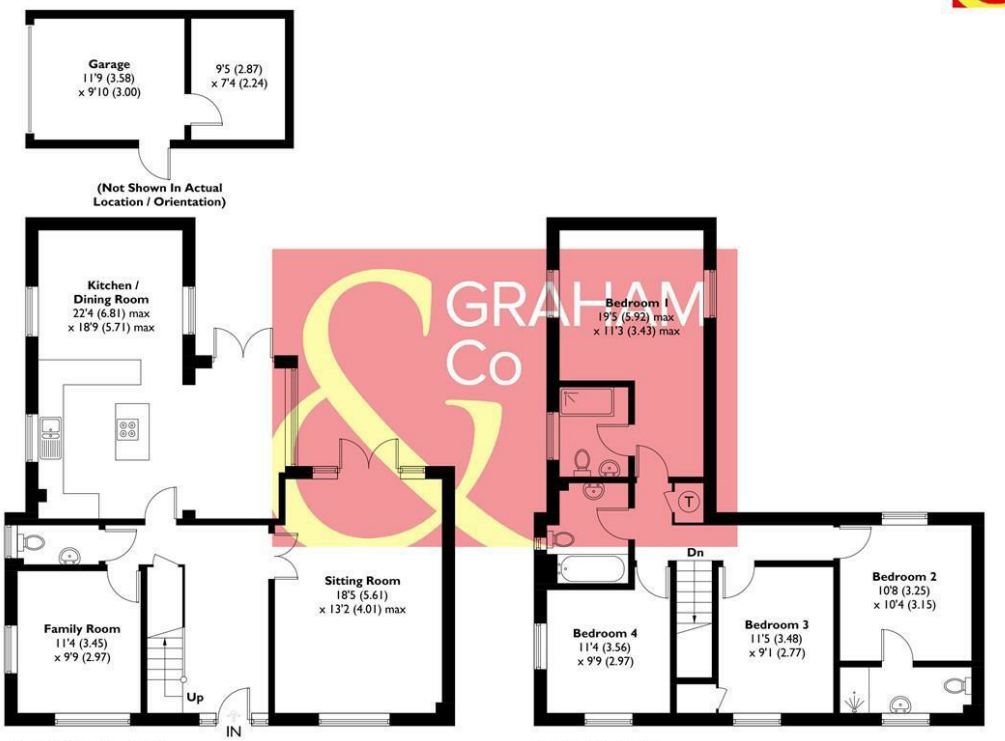
Upstairs, the property continues to impress with well-proportioned bedrooms, including a generous principal bedroom, along with further bedrooms that provide flexibility for growing families or those working from home. The layout is both practical and spacious, with bathrooms positioned to serve the accommodation with ease.

Externally, the rear garden has been designed with low maintenance and entertaining in mind, featuring a generous patio area that provides the perfect setting for outdoor dining and socialising. The elevated seating area adds a stylish touch, creating a great space to relax and unwind.

A particularly desirable feature is the rear access leading to private parking and a garage, offering both convenience and practicality, while keeping the frontage clean and attractive.

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 and the Endeavour Primary School already open, together with planned shops and village 'local area'. You will feel you belong from the start in a home tailored to modern living set amongst acres of beautifully landscaped open spaces, parks and play areas. Not wanting to travel too far for groceries? Then the brand new Co-op opened in April 2018 is on the doorstep located in East Anton Farm Road, along with the recently opened pizza takeaway for those not wanting to cook. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.

**APPROXIMATE GROSS INTERNAL AREA = 1656 SQ FT / 153.9 SQ M**
**GARAGE = 187 SQ FT / 17.4 SQ M**
**TOTAL = 1843 SQ FT / 171.3 SQ M**




**GROUND FLOOR**
**903 SQ FT / 83.9 SQ M**

**FIRST FLOOR**
**753 SQ FT / 70 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 (ID1298955)

**Produced for Graham & Co**

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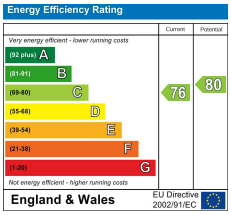


Tax Band: E

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