



3 Ryeland Way, Andover, SP11 6GN  
Guide Price £650,000



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### PROPERTY DESCRIPTION BY Mr Wayne Turpin

A rare opportunity to purchase this stunning detached family home which has been extensively upgraded to include a stylish loft conversion, fitted solar panels and positioned in a sought after location on the edge of open countryside. The property itself benefits from an entrance hall with cloakroom, sitting room with views to front, dining room and separate study., spacious fitted kitchen with breakfast/family area. To the first floor there are four bedrooms with two having en-suite showers rooms and a family bathroom, stairs lead to the second floor having two bedrooms and a shower room, gas central heating and double glazing. Outside a drive leads to the double garage with the rear garden well landscaped and all enclosed.





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 a range of 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 = 2263 SQ FT / 210.3 SQ M  
 GARAGE = 335 SQ FT / 31.1 SQ M  
 TOTAL = 2598 SQ FT / 241.4 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 (ID1270653)

Produced for Graham & Co

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	88	89
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: F



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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.