



5 Cypress Grove, Andover, SP10 3DF
Asking Price £550,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This attractive and well-presented detached family home enjoys a pleasant position within a quiet residential setting and offers spacious, versatile accommodation ideally suited to modern family living. The property has been thoughtfully arranged to provide a balance of comfortable living areas and practical spaces, making it an ideal home for those seeking both space and flexibility.

Upon entering the property, a welcoming entrance hall provides access to the principal ground floor accommodation and creates a bright first impression of the home. The generous reception room offers a comfortable and inviting space, perfect for relaxing with family or entertaining guests, with a pleasant outlook to the front of the property.

A separate dining room provides an ideal setting for more formal dining or family meals and connects conveniently to the kitchen. The kitchen itself is well positioned and offers ample storage and preparation space, forming the heart of the home and ideal for everyday family life.

To the rear of the property, a delightful conservatory provides an additional reception area filled with natural light and enjoys views over the garden, creating a wonderful space to unwind throughout the seasons. The ground floor further benefits from a useful home office, ideal for those working remotely or requiring a quiet study area, as well as a convenient cloakroom.



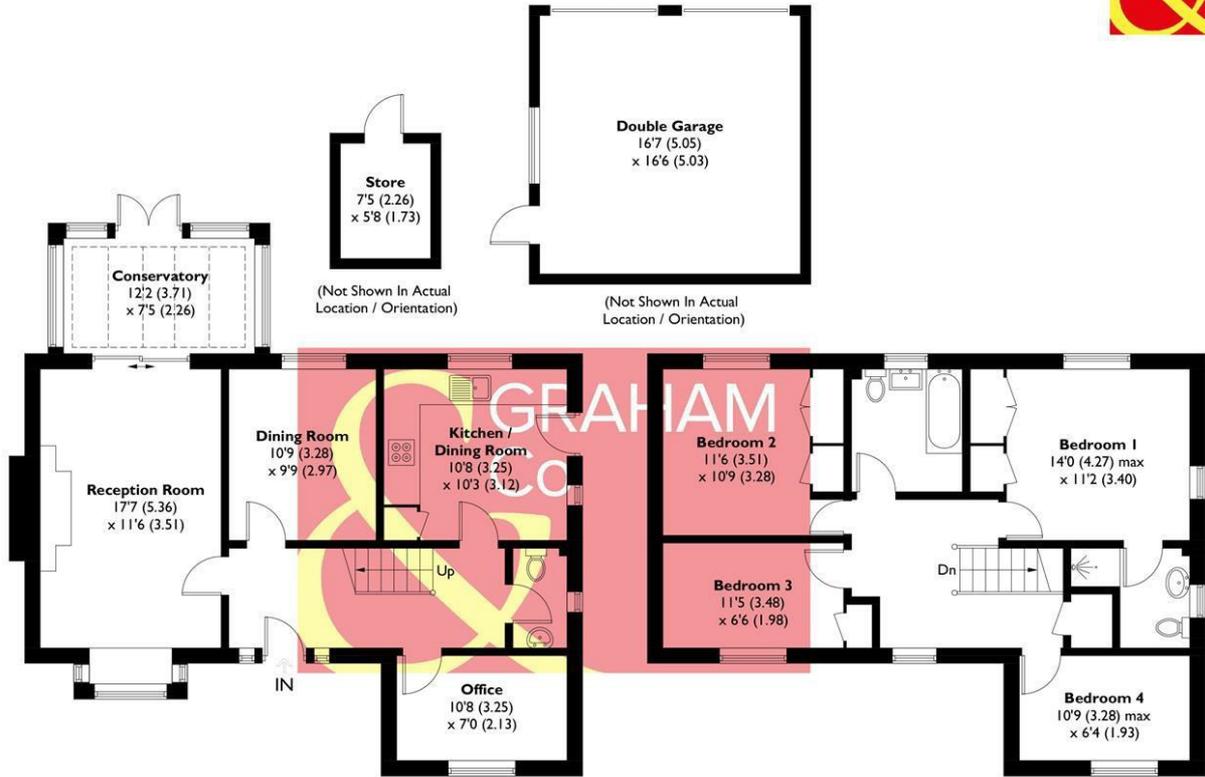


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.





APPROXIMATE GROSS INTERNAL AREA = 1458 SQ FT / 135.5 SQ M
OUTBUILDINGS = 316 SQ FT / 29.4 SQ M
(INCLUDING DOUBLE GARAGE)
TOTAL = 1774 SQ FT / 164.9 SQ M



GROUND FLOOR
782 SQ FT / 72.7 SQ M

FIRST FLOOR
676 SQ FT / 62.8 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 (ID1282643)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: E



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