



10 Skein Road, Andover, SP11 6WX  
Asking Price £575,000



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## PROPERTY DESCRIPTION BY Miss Molly Scruton

A beautifully presented five-bedroom detached family home, offering approximately 2,040 sq ft including the detached garage and outbuildings. Arranged over three spacious floors, this impressive home combines generous living accommodation with a stunning landscaped rear garden, making it an ideal choice for growing families seeking both style and practicality.

The welcoming entrance hall leads through to a bright and elegant sitting room, whilst the heart of the home is undoubtedly the 26ft open-plan kitchen/dining room, beautifully designed with ample workspace, integrated appliances and plenty of room for entertaining. Double doors open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. The ground floor also benefits from a separate snug/playroom which could also be used as a study, or home office. And a practical utility/cloakroom, providing additional convenience.

The first floor offers an impressive principal bedroom complete with a walk-in wardrobe and en-suite shower room, alongside two further well-proportioned bedrooms and a contemporary family bathroom. The second floor provides two additional generous double bedrooms, served by a further shower room, creating the perfect space for older children, guests or multi-generational living.

Outside, the property continues to impress. The beautifully landscaped rear garden has been lovingly maintained and provides a wonderful private retreat, featuring mature planting, shaped borders, a manicured lawn and an attractive rose arch leading onto the garden. A generous decked terrace provides the perfect setting for outdoor dining and entertaining, while a substantial garden shed offers excellent additional storage.

To the front, the property benefits from a detached garage and driveway parking for two vehicles, with additional on-street parking available nearby. Offering flexible accommodation, exceptional presentation and a truly delightful garden, this is a superb family home ready to move straight into





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 = 1780 SQ FT / 165.4 SQ M**  
**OUTBUILDINGS = 260 SQ FT / 24.2 SQ M**  
**(INCLUDING GARAGE)**  
**TOTAL = 2040 SQ FT / 189.6 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 (ID1317033)  
**Produced for Graham & Co**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			92
(81-94) B		85	
(69-80) C			
(55-68) 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.

