



7 Saddlers Mews, Fyfield, Andover, SP11 8FB  
Guide Price £925,000

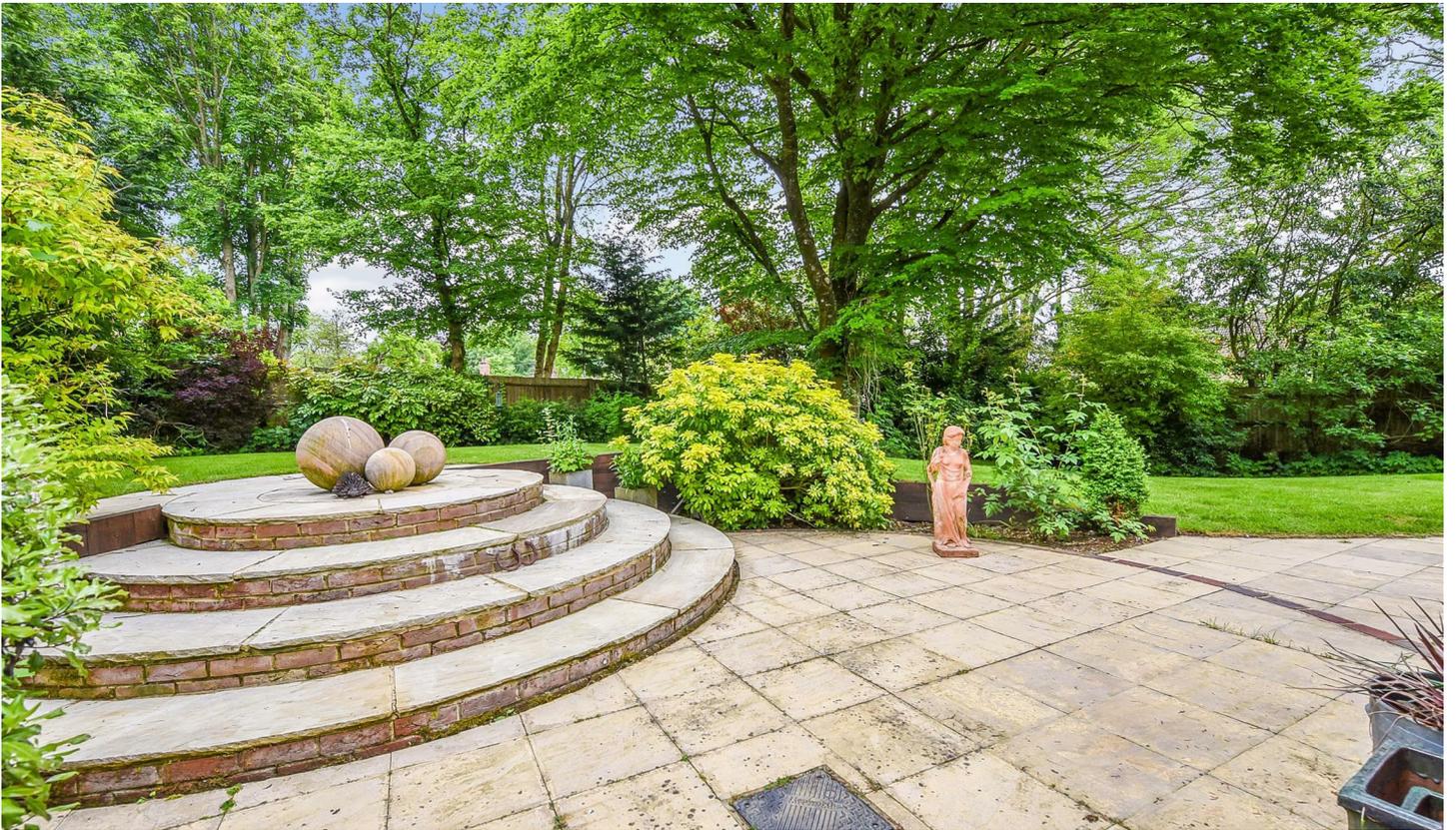


## 7 Saddlers Mews, Fyfield Andover, Guide Price £925,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

7 Saddlers Mews is a beautifully finished family home presented in show home condition. This 2,200 square foot accommodation is situated on just over 0.2 acres. The second floor is currently used as a spacious, light and airy office/studio, which could equally be used as a master bedroom or games room. The property features three reception rooms and five double bedrooms, two of which have en-suite shower facilities. Traditional styling is combined with contemporary features. The kitchen/breakfast room easily accommodates a dining table and a sofa. Its modern, clean lines and granite surfaces complement the electric Range-style cooker, creating a comfortable and rural ambiance. The exceptional build and finish quality are evident in the stone-tiled floors, which provide a luxurious feel, and the pressurised water system, including body jet showers. The professionally landscaped garden was designed for outdoor entertaining and relaxation. The spacious drive offers ample parking, and the double garage features steps leading to a large loft area above. No Chain



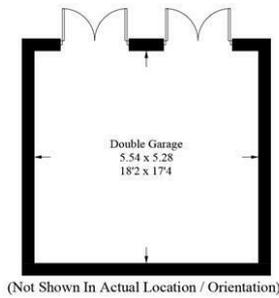


Fyfield is a rural village which is located approximately 5 miles to the west of Andover and is influenced by a range of factors which contribute to its appeal. The village contains a strong community which congregates regularly for a number of village events, to provides good access to key road and rail commuting routes and a range of sporting/recreational pursuits can be found within the locality. There is an excellent selection of schools in the area: local preparatory schools include Farleigh and Rookwood whilst the state sector provides a number of good local primary schools as well as the Wellington Academy near Tidworth and Peter Symonds Sixth Form College in Winchester. The countryside immediately beyond the village contains a network of footpaths and bridleways which can be accessed without having to get into the car and which are perfect for exercising dogs, horses and children. Winchester, Salisbury and Marlborough are all within easy reach of the house and provide wider access to the arts whilst day trips to the beaches or sailing centres on the south coast are also perfectly feasible.

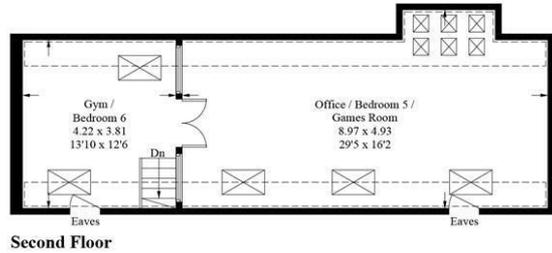


# Saddlers Mews, SP11

Approximate Gross Internal Area = 260.7 sq m / 2806 sq ft  
 Garage = 29.9 sq m / 322 sq ft  
 Total = 290.6 sq m / 3128 sq ft



(Not Shown In Actual Location / Orientation)



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1085586)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Tax Band: G



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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.

