



21 Kiel Drive, Andover, SP10 4ND  
Offers In Excess Of £450,000



## 21 Kiel Drive, Andover, Offers In Excess Of £450,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Welcome to this inviting four-bedroom detached family home situated in the popular Saxon Fields development, located on the northern edge of Andover, Hampshire. Enjoying a prime position within the development, the property offers an open outlook down the road to the front. Upon entry, you are welcomed into a practical entrance hall providing access to the main rooms of the house. The living room features a bay window to the front, filling the space with natural light. A dining room leads seamlessly into a conservatory, offering additional living space with views of the landscaped rear garden. The kitchen is well-appointed with integrated appliances, and a separate utility room adds to the convenience. Upstairs, the property comprises four bedrooms, with three benefiting from built-in wardrobes. The master bedroom enjoys the luxury of an en-suite shower room, while a family bathroom serves the remaining bedrooms. Outside, the rear garden is landscaped and enclosed predominantly by brick walling, providing a private outdoor space for relaxation and entertainment. To the front, a double width driveway leads to an integral garage, offering ample off-road parking. With its practical layout, modern amenities, and desirable location, this family home on Saxon Fields presents an ideal opportunity for comfortable living in Andover.



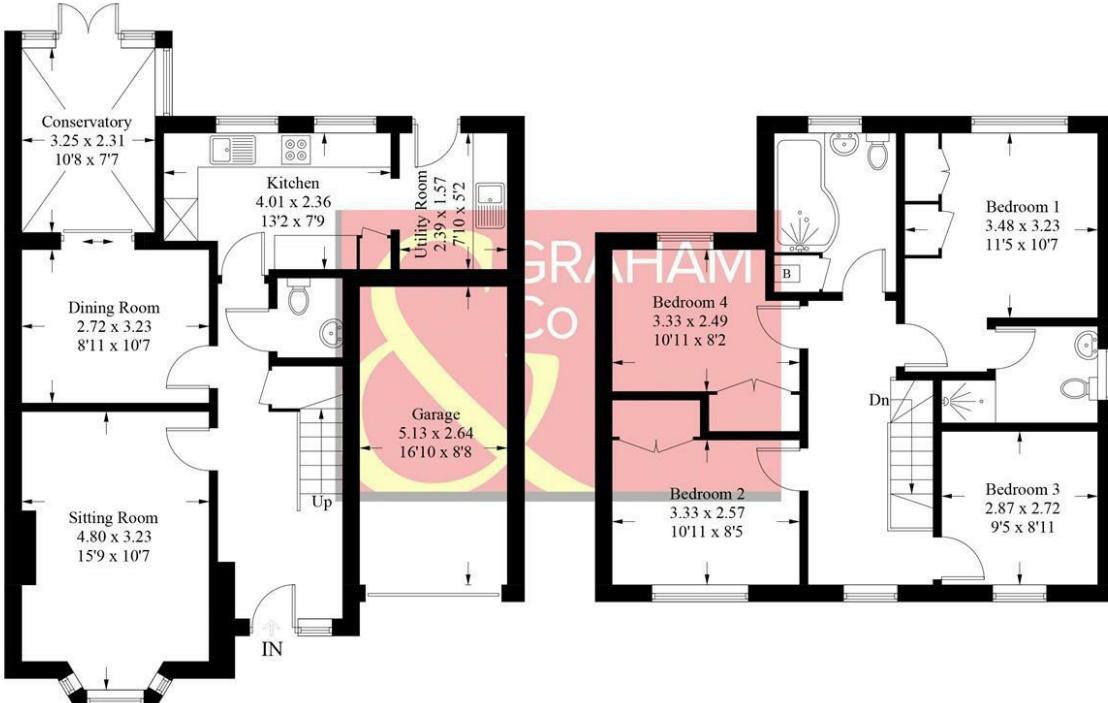


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.



## Kiel Drive, SP10

Approximate Gross Internal Area = 124.5 sq m / 1340 sq ft  
 Garage = 13.6 sq m / 146 sq ft  
 Total = 138.1 sq m / 1486 sq ft



**Ground Floor**

**First Floor**

### 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 (ID1059535)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(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		65	76
EU Directive 2002/91/EC			

Tax Band: E



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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.