



9 Kiel Drive, Andover, SP10 4ND
Guide Price £575,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away on the sought after Saxon Fields development to the North side of Andover and on the edge of open countryside, Graham & Co are delighted to bring to the market this stunning five bedroom detached family home which has been extensively upgraded and offered for sale in pristine condition throughout. The property itself benefits from an entrance hall with cloakroom, sitting room with views to front leading to the dining room and double door to the rear garden. A stylish fitted kitchen with large island and breakfast area leads to the glass roofed conservatory, separate utility. To the first there are five bedrooms with two having en-suites and a luxury family bathroom, gas central heating and double glazing. Outside a driveway leads to the front providing off road parking and to the integral garage, the rear garden is well landscaped with mature flowerbeds and shrubs and lawn, all sophisticatedly enclosed. The property has the added advantage of solar panels.



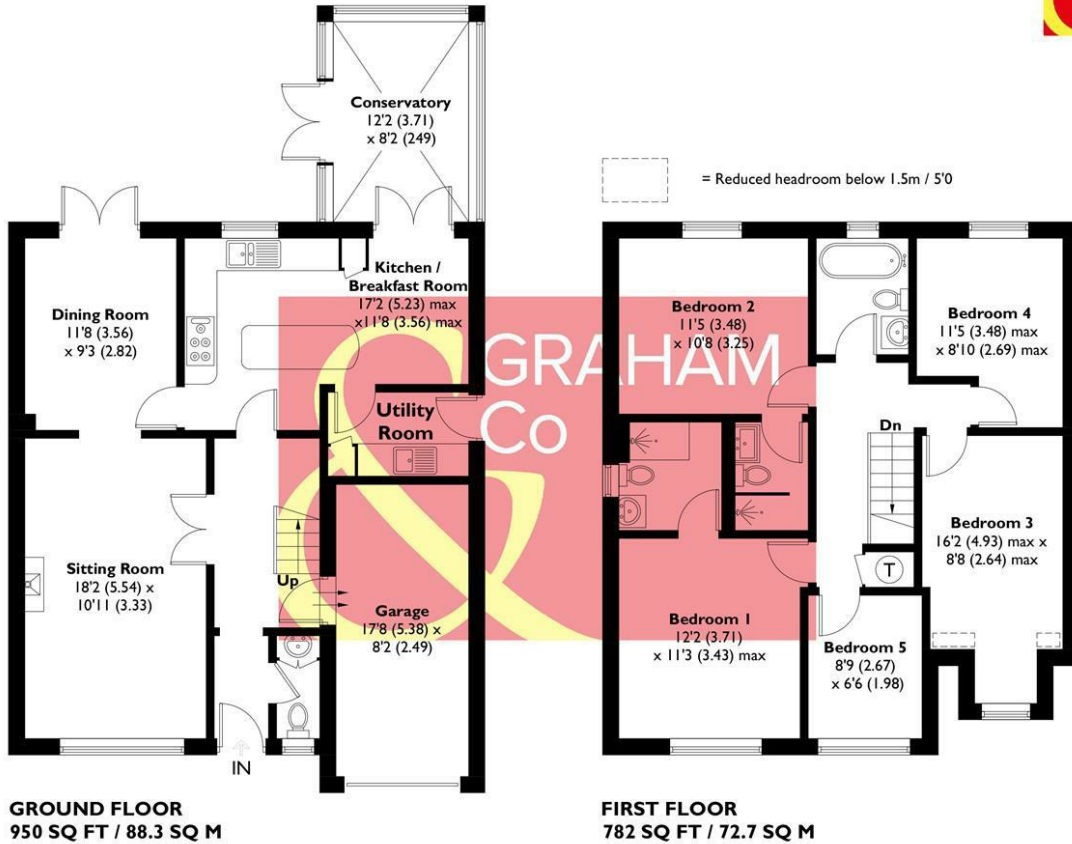


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' 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.





**APPROXIMATE GROSS INTERNAL AREA = 1732 SQ FT / 161.0 SQ M
(INCLUDING GARAGE)**



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 (ID1259491)
Produced for Graham & Co

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	86	89
	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.

