



8 Herdwick Road, Andover, SP11 6GR  
Guide price £375,000





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#### PROPERTY DESCRIPTION BY Miss Jay Cowan

Graham and Co are delighted to bring this well maintained detached five bedroom house to the market. Internally there is an entrance hall with a downstairs cloakroom leading to a living room, and a spacious, modern kitchen diner. On the first floor are two double bedrooms with an en-suite and a further two bedrooms. Upstairs there is the master bedroom with another en-suite. Outside there is parking for multiple cars, a garage and a garden.







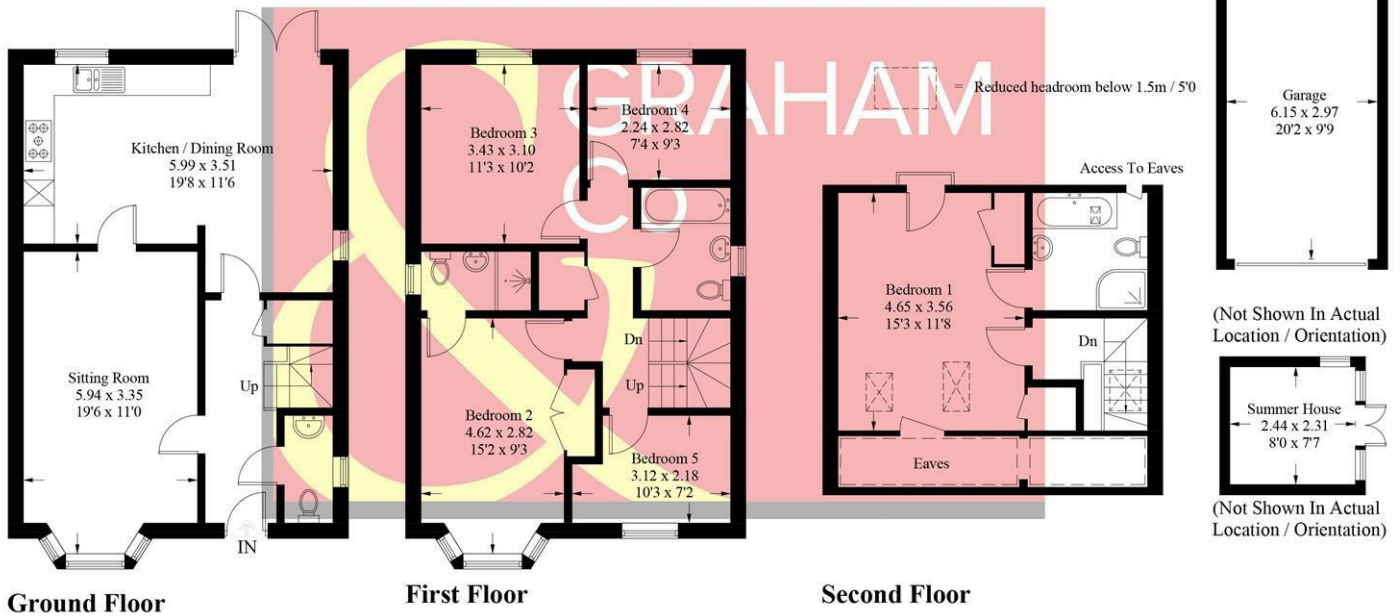
Augusta Park has history woven into its fabric with old flint farm walls from East Anton's time as farmland forming part of a major regeneration programme to this already well-established and bustling Hampshire town. This is an area with its own rich history. Andover is the location of a major crossing 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.





# Herdwick Road , SP11

Approximate Gross Internal Area = 145.3 sq m / 1564 sq ft  
 Garage / Summer House = 23.8 sq m / 256 sq ft  
 Total = 169.1 sq m / 1820 sq ft



**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 (ID733417)

**DIRECTIONS**

From our office in London Street proceed to the roundabout and take the first exit into Eastern Avenue. At the Swan Court roundabout take the second exit into New Street. Continue along to the mini roundabout and take the second exit. At the major roundabout take the second exit into Newbury Road, passing the traffic lights and under Enham Arch. At the next roundabout take the second exit right into Smannell Road. At the third roundabout take the first exit into Augusta Park and then the second right into Romney Road . Herdwick Road will be to the right.

Energy Efficiency Rating		
	Current	Previous
100 points A		
81-91 B		
62-80 C		
43-61 D		
25-42 E		
10-24 F		
1-9 G		
Not energy efficient - higher running costs		
England & Wales		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.

