



ESTABLISHED 1900

7 Draper Close, Saxon Heights, Hampshire

Country & Individual Homes

7 Draper Close

Saxon Heights, Hampshire, SP11 6YR

Pearsons are delighted to offer to the market this two bedroom top floor apartment with Car Barn side by side parking spaces and En-suite facilities, which in my view, is in one of the most private and sought after locations in Saxon Heights on the north side of Andover. This spacious and well presented home, on the edge of the development, further benefits from a covered Car Barn parking.

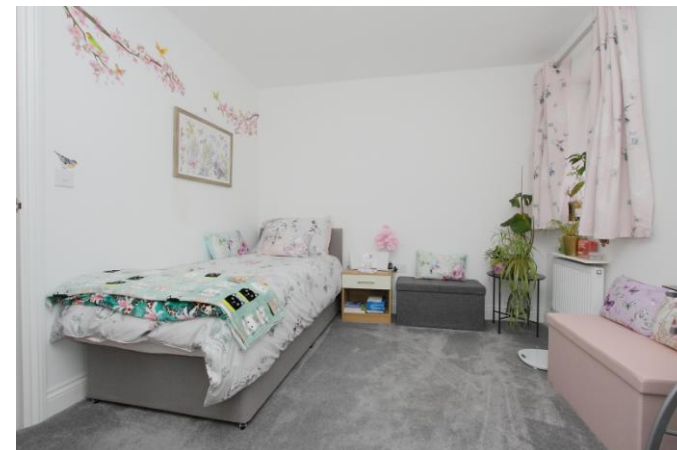
The accommodation itself comprises an Entrance Hall, with an inner Hallway leading to the private front door entrance. As you enter the home, doors lead to primary rooms to include the Family Bathroom, two Double Bedrooms with En-Suite Shower Facilities to the Master and a good sized open plan Kitchen/Dining/Living Room with Juliette balcony

- 2 Bedroom Apartment
- Ensuite facilities to Master Bedroom
- Open Plan Living Area
- Car Barn and Parking
- Edge of Development Location



Augusta Park and Saxon Heights have 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.

For the commuter there is a mainline railway station in Andover with a fast service to London Waterloo in just over one hour. The A303 and A34 are also close at hand, allowing convenient access to the West Country, London and Southampton. The Cathedral cities of Salisbury and Winchester are both approximately twenty minutes drive.



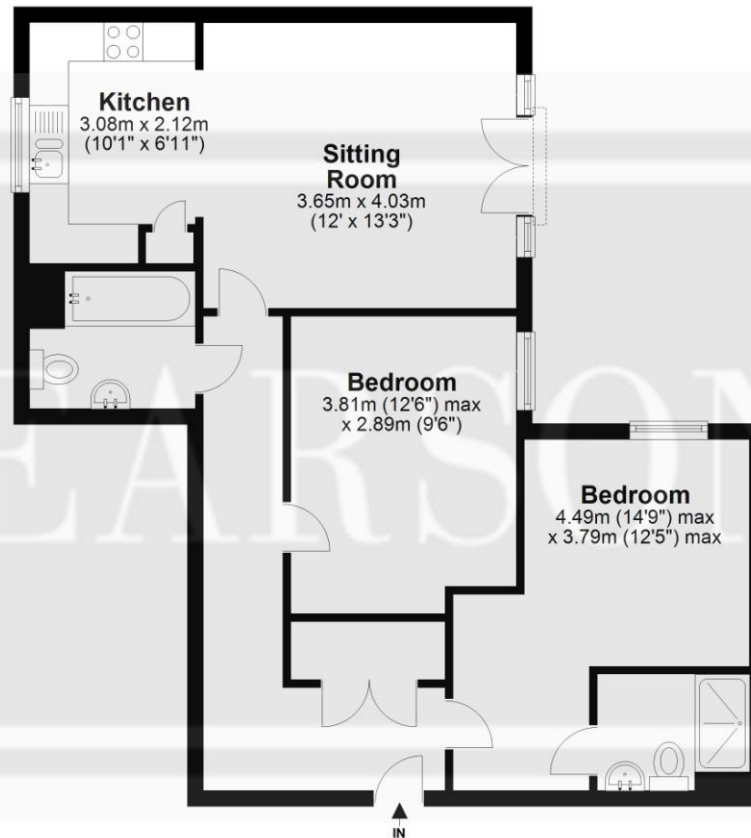
TENURE & SERVICES
Leasehold, Mains Water, Mains
Drainage, Gas and Electricity are
connected.

LOCAL AUTHORITY
Test Valley Borough Council.
Tel: 01264 368000.

COUNCIL TAX BAND
B



Second Floor



Total area: approx. 63.8 sq. metres (686.7 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. None of the statements, photographs or plans contained in these particulars relating to this property should be relied up as statements or representations of fact.

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