





Little Orchard Court, Winchester Road, Andover,  
£850,000

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\*No onward chain\* Experience refined living in this detached home located on the edge of Andover. The house has had recent renovations and extensions which have transformed the property. On entering the house you are welcomed by an open-plan kitchen, dining and living space which is ideal for everyday living and entertaining guests. To the front of the property is a lounge measuring 20' x 11'10" which is bathed in natural light from the bay window and in the winter months the addition of a log burner makes this a cosy space. There is a downstairs cloakroom and a useful study. As part of the renovation the current owners created a utility/boot room which connects to the ground floor bedroom and ensuite. On the first floor there are four bedrooms, a family bathroom and an ensuite to the master bedroom.

#### Entrance Porch

A covered porchway with a part glazed door with light into:

#### Hallway

Oak flooring, with understairs storage which leads to the study, WC, lounge and the newly created kitchen, dining and family room.

#### Study

The study has oak flooring, a bay window and window sill which gives depth to the space, a very useful quiet space for working in.

#### Lounge

A very welcoming comfortable lounge with another bay window allowing natural light into the space, with the welcome addition of a log burner for those cooler winter months. The lounge has oak French Doors, which allow you to enclose the space or open them up into the newly created family room.

#### Kitchen, Dining and Family Room

The kitchen comprises of a selection of wall hung and base level soft close units which include an integrated dishwasher, bin areas, space for a large American Fridge Freezer, as well as a Rangemaster Oven, a separate island which houses storage and a breakfast bar seating area. The kitchen has quartz worktops which compliment the colour scheme. Joined to the kitchen is a dining area with a skylight which allows natural daylight to flood the space. with the addition of a



Winchester Road, Andover, SP10

Approximate Area = 2229 sq ft / 207 sq m  
 Garage = 155 sq ft / 14.3 sq m  
 Total = 2384 sq ft / 221.4 sq m

For identification only - Not to scale

