



**ANTON LODGE, 11 BARLOWS LANE, ANDOVER, HAMPSHIRE, SP10 2HA**

**01722 238711**







**ANTON LODGE, BARLOWS LANE, ANDOVER, HAMPSHIRE, SP10 2HA  
PRICE GUIDE £625,000**

A truly impressive detached family home of substantial proportions with contemporary design and styling finished to an extremely high standard. Anton Lodge is located in one of Andover's most highly regarded and sought after residential roads and is set within a sizeable plot with a private gated drive and fully enclosed, private, rear garden.

The original property was a 1950s/1960s detached bungalow which has undergone a major transformation into this wonderful, detached family residence.



There is an impressive reception hall vaulted through to the first floor with an oak and glass balustrade staircase and galleried landing. There are two comfortable double aspect reception rooms, a utility room, and a ground floor shower room all accessible from the hall. A notable feature of this lovely home is the impressive c. 30ft x 18ft kitchen/dining and family room fitted with a range of high-end Clerkenwell handleless units. There is a large central island with matching cabinetry and an impressive orangery-style roof lantern. Integrated appliances include an eye-level oven, eye-level microwave, ceramic hob, fridge/freezer, dishwasher and extraction hood with under pelmet lighting and LED down lighters.

The first floor oak and glass galleried landing overlooks the main entrance hall and gives access to an impressive master bedroom suite, a guest bedroom suite, a third bedroom and a separate family bathroom.

The overall specification is extremely high and includes oak veneered internal doors, energy efficient lighting, newly installed gas central heating system, full double glazing with bi-fold doors fitted in the kitchen, contemporary white sanitary ware with high quality chrome furniture and fittings, glazed and ceramic tiled shower enclosures and fitted wardrobes and cupboards to the master bedroom, guest suite and one of the reception rooms which could be utilised as an occasional bedroom or ground floor suite.

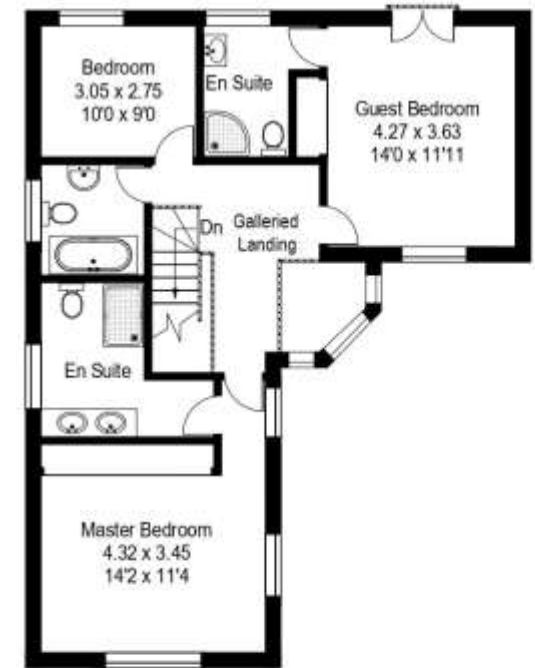
The property is approached off Barlows Lane via a private gated drive. Access from both sides leads through to a generous garden offering a high degree of privacy.

The town of Andover offers a range of facilities which include an indoor shopping centre, sports and leisure centre, bowling alley, college of further education and two golf courses. The property is within walking distance of Andover Golf Club and Anton Infants and Junior School. There is also a mainline railway station with trains running direct to London's Waterloo and easy access to the A303 Andover bypass with connections to the M3 motorway.





**Ground Floor**



**First Floor**

**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Test Valley Council. Council tax band to be confirmed. All mains services connected. Gas central heating. Fully double glazed.

**DIRECTIONS:** From the centre of Andover proceed in a southerly direction along the A3057 Winchester Road. Proceed passing Andover Golf Club on the left hand side followed immediately afterwards by the turning right into Anton Road. Proceed to the bottom of the hill and follow the road to the left into Barlows Lane; Anton Lodge, 11 Barlows Lane will be found after a short distance on the left hand side just past the turning on the right into Pitts Lane. Look for the Baxters For Sale sign.

EPC

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.  
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