



10 Woodpecker Way, Picket Piece, Andover, SP11 6XJ
Guide Price £560,000



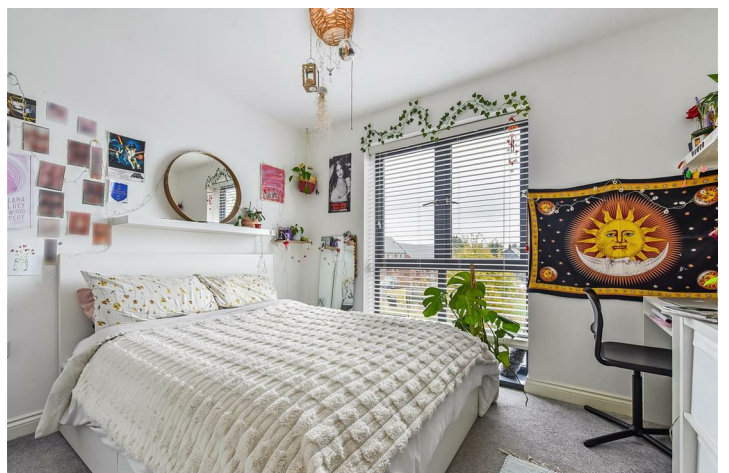
10 Woodpecker Way, Picket Piece Andover, Guide Price £560,000

PROPERTY DESCRIPTION BY Miss Molly Scruton

This exceptional four-bedroom detached family home is situated in the highly sought-after area of Picket Piece, Andover. Built in 2021, the property is presented in immaculate condition throughout and still benefits from several years of new-build warranty, providing peace of mind for the new owners. From the moment you step inside, it's clear this is a home designed with modern family living in mind, offering bright, spacious rooms, stylish interiors and high-quality finishes throughout.

The welcoming entrance hall leads to a spacious lounge, perfect for relaxing or entertaining. At the heart of the home is a stunning open-plan kitchen and dining area, complete with modern fitted units, integrated appliances, and ample space for a family dining table. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living – ideal for entertaining on summer evenings. There's also a cosy family room which can be used as a snug, playroom or home office, along with a convenient downstairs WC and internal access to the integral garage.

Upstairs, the home continues to impress with four generously sized bedrooms, all beautifully presented and filled with natural light. The master bedroom offers a real touch of luxury with its contemporary en-suite shower room and access to a large private roof terrace – the perfect spot to enjoy a morning coffee or unwind in the evening sun. The second bedroom also benefits from a modern en-suite, while the remaining bedrooms are served by a stylish family bathroom.





Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.





APPROXIMATE GROSS INTERNAL AREA = 1726 SQ FT / 160.4 SQ M
GARDEN STUDIO = 97 SQ FT / 9.0 SQ M
TOTAL = 1823 SQ FT / 169.4 SQ M



GROUND FLOOR
974 SQ FT / 90.5 SQ M

FIRST FLOOR
752 SQ FT / 69.9 SQ M

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 (ID1253639)
Produced for Graham & Co

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (95-100) A | | | 93 |
| (81-94) B | | 85 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) 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.

