

## Turnpike Road, Andover, SP11

Approximate Area = 2070 sq ft / 192.3 sq m  
 Garages = 392 sq ft / 36.4 sq m  
 Total = 2462 sq ft / 228.7 sq m  
 For identification only - Not to scale

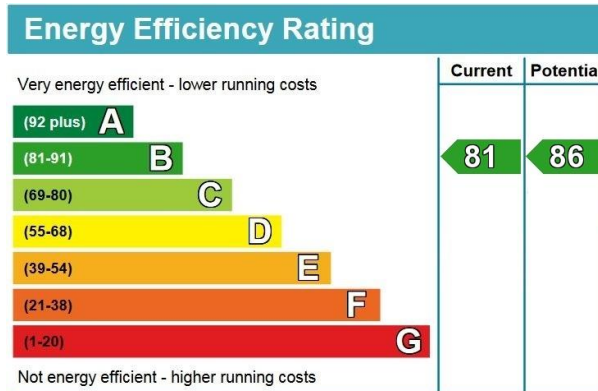


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Austin Hawk Ltd. REF: 1136801



## Turnpike Road, Andover

Guide Price £560,000 Freehold



- Open Plan Kitchen/Dining Room
- Cloakroom & Utility Room
- Master Bedroom Suite
- Three Further Double Bedrooms
- Two Garages and Allocated Parking

- Triple Aspect Living Room
- Study
- Second Ensuite Bedroom
- Family Bathroom
- Low Maintenance Garden

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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This impressive, five double-bedroomed, detached house benefits from a number of upgrades undertaken by the current owners during their tenure in the last three years. Located within the heart of the popular Picket Twenty development, the property occupies a plot with views to the front over green space and also benefits from allocated parking in front of two garages. Very well presented throughout, the spacious accommodation is arranged over three floors and comprises an entrance hallway, open-plan kitchen/dining room, utility room, cloakroom, study, triple aspect living room, master bedroom suite, a second ensuite bedroom plus three further double bedrooms serviced by a family bathroom. Outside to the rear is an attractive, low-maintenance garden with gated access to the garages and allocated parking. Viewing is highly recommended to fully appreciate all that this property has to offer and to learn about the enhancements undertaken by the current owners.

The property fronts on to Turnpike Road with a landscaped front garden bordered by wrought iron fencing including mature shrubs, extending to one side, whilst a path leads to the front door, under a canopy porch. The entrance hallway provides access to the front aspect study, generous itself in size and used currently as a gymnasium. Also accessed from the entrance hallway is the substantial, open plan kitchen/dining room. With a dual aspect, this space, without doubt the hub of the home, includes its own living area to the front. The kitchen, bespoke and newly fitted by the current owners, has a rear aspect and features a built-in, eye-level microwave, a combination oven plus two oven/grills along with an induction hob, space and plumbing for an American style fridge freezer, an integral dishwasher, pull-out larder unit. There is also an island breakfast bar. French doors open into the rear garden from the dining space with the utility and cloakroom to one side.

The first floor of the property is home to the triple aspect living room along with the dual aspect master bedroom suite, complete with extensive built-in wardrobe storage and a four-piece ensuite bathroom. The second floor hosts the second ensuite bedroom, three further double bedrooms and the family bathroom.

Turnpike Road is located within the heart of the Picket Twenty development between Picket Twenty Way and Quicksilver Way. The development borders Harewood Forest with access to public footpaths around the development's edge. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees Day Nursery, a community hall, a Co-Op convenience store, an Urban Park, sports pitches and open green space. A footpath to one side of the property links Turnpike Road to those sports pitches and a substantial area of green space which is literally less than one hundred metres away. Andover itself offers a range of shopping, educational and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

