





Constructed as recently as 2019, this substantial five-bedroomed, family home is located on the edge of Peake Way in Charlton, adjacent to open countryside and with proximity to numerous local amenities, including schools catering for all age groups, plus Andover's mainline railway station. The property benefits from driveway parking in front of a garage, including an EV charging point, plus the recent addition of a bespoke, fully insulated garden office. Very well-presented throughout, the accommodation comprises a ground floor with a welcoming entrance hallway, two front-aspect reception rooms, an expansive, open-plan kitchen/dining room with bifold doors opening out to the rear garden, plus a cloakroom. The first floor provides a master bedroom suite and four further bedrooms serviced by a family bathroom. A spacious patio and garden to the rear provides access to both the garage and the garden office.

The property has an attractive frontage with a low-maintenance front garden mainly laid to lawn with mature herbaceous borders. A block paved driveway complete with an EV charging point provides parking for two vehicles directly in front of the garage. A path leads through the front garden to the front door, which opens into a welcoming entrance hallway, complete with decorative tiled flooring. The two front-aspect reception rooms are both of a good size and are located on either side of the hallway, a comfortable living room with feature fireplace plus a practical family room with a bay window and spacious, walk-in storage cupboard. Stairs to the first floor are accessed from the hallway, as is the cloakroom. Beyond, and spanning the width of the rear of the ground floor is the expansive, light and airy, open-plan kitchen/dining room. Extensive bi-fold doors to the rear from the dining area really do bring the outside into this space, particularly with the adjoining patio area immediately beyond. The kitchen itself is modern and contemporary, with newly fitted flooring and includes an impressive range of eye and base-level cupboards and drawers with worksurfaces over and decorative subway tiled splashbacks. There is an inset five-burner gas hob, built-in, eye-level microwave and double oven/grill, an integrated dishwasher plus space and plumbing for a washing machine and space for an American-style fridge freezer. The kitchen/dining room also features voice-activated lighting control. The first-floor landing is centrally located with the master bedroom and its adjoining ensuite shower room both having a front aspect. Of the four additional bedrooms, there is a front aspect double, two double bedrooms with a rear aspect plus a good-sized single bedroom also with a rear aspect, which is currently used as an office. The family bathroom includes a bath with a mixer shower attachment, WC, hand wash basin and a radiator.

The location alone has much to offer; Peake Way can be found on the edge of Charlton Village off Goch Way on the northern limit of Andover. With just 85 homes, Peake Way is an exclusive, close-knit estate that beautifully blends community living with a countryside atmosphere. Surrounded by open fields and green spaces and featuring a delightful park perfect for families and children, the area offers a semi-rural lifestyle just moments from nature. Goch Way is on a bus route providing easy access both to and from Andover's town centre. Charlton village has a host of local amenities, including convenience stores, a public house, a church and a veterinary practice, plus Charlton Lakeside Leisure Park. Andover's mainline railway station is just beyond Charlton village, whilst Anton Lakes Nature Reserve is also on the doorstep. 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 and A34 trunk routes offer good road access to London, the West Country and routes north and south.

