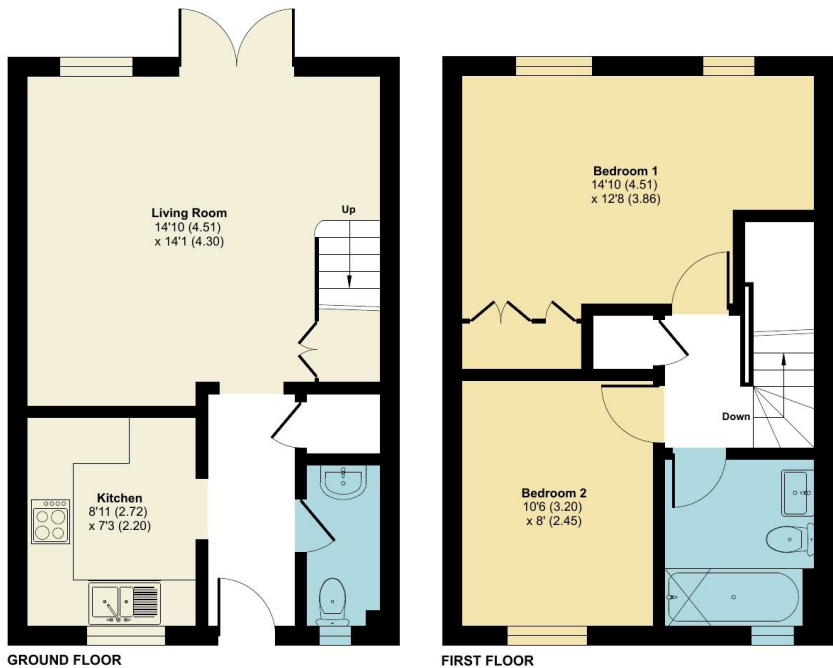


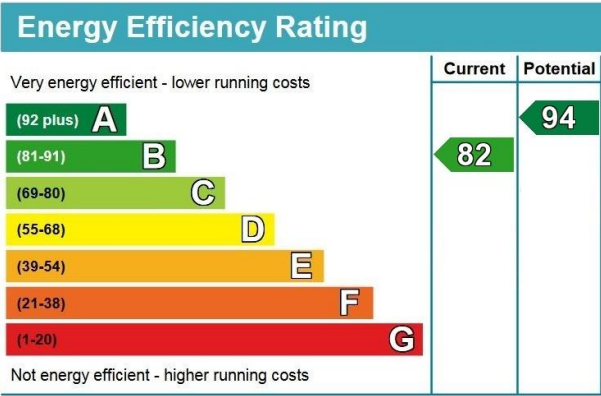


Halter Way, Andover, SP11

Approximate Area = 710 sq ft / 65.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Austin Hawk Ltd. REF: 1324155



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.



Halter Way, Picket Twenty

Guide Price £245,000 Freehold

- Discounted Market Property
- Kitchen
- Spacious Living/Dining Room
- Bathroom
- Allocated Parking
- Entrance Hallway
- Cloakroom
- Two Double Bedrooms
- Landscaped Rear Garden
- Close to Amenities & Open Countryside



DESCRIPTION: Beautifully presented throughout, this two-double-bedroomed, semi-detached house is located within the heart of the popular Picket Twenty development, close to accessible open countryside on the edge of Harewood Forest. Originally constructed in 2018, the current owner has enhanced the property to a high degree with the accommodation comprising an entrance hallway, a modern, contemporary kitchen, a cloakroom, a spacious living/dining room, two double bedrooms and a bathroom. Outside to the rear is a fully landscaped, practical, low-maintenance garden, a perfect space for socialising with a hot-tub also included. There is gated access to the rear of the garden leading directly to two allocated parking spaces.

LOCATION: Andover 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. Halter Way runs through the eastern phase of the Picket Twenty development bordering Harewood Forest with access to public footpaths literally a stone's throw away. Picket Twenty itself has a range of amenities, which include Pilgrims Cross Primary school, Busy Bees' Day nursery, a community hall, a Co-Op store and an urban park and extensive sports pitches. Picket Twenty is on a regular bus route both to and from Andover's town centre.

OUTSIDE: The property fronts onto Halter Way and sits behind a mature hedge with a path traversing the front of the property, accessed from a path at the side of the property that leads from the allocated parking area. The front door sits under a canopy porch and leads into:

ENTRANCE HALLWAY: Door to a built-in utility cupboard which includes space and plumbing for a washer dryer plus the consumer unit and media hub. Natural Oak laminate flooring flows from the hallway throughout the ground floor. Door to:

CLOAKROOM: Window to the front. Close-coupled WC, pedestal hand wash basin and a radiator.

KITCHEN: Front aspect kitchen with an open-plan archway from the hallway. The kitchen comprises a range of eye and base-level cupboards and drawers with worksurfaces over, including matching upstands. One and a half bowl, stainless steel sink and drainer, inset gas hob with a stainless-steel splashback, extractor over and oven/grill below. Space and plumbing for a dishwasher and space for a fridge freezer. Cupboard housing wall-mounted gas combi boiler.

LIVING/DINING ROOM: Good-sized, rear aspect living/dining room with a window to the rear and French doors opening out to the rear garden. Stairs to the first floor. Double doors to a built-in, understairs storage cupboard. Space for dining. Radiators.

FIRST FLOOR LANDING: Door to a built-in, shelved linen cupboard. Access to the loft space via a pull-down loft ladder. Doors to:

BEDROOM ONE: Tastefully furnished with windows to the rear. Bespoke, built-in double wardrobe with pull-out drawers, hanging rails and shoe storage. Recess space for additional bedroom storage options. Radiator.

BEDROOM TWO: Front aspect double bedroom. Radiator. Currently used as an office.

BATHROOM: Window to the front. Fully tiled bath enclosure with a panelled bath and rainfall shower system over. Close-coupled WC, pedestal hand wash basin and a heated towel rail.

REAR GARDEN: Attractive, practical, low-maintenance rear garden, landscaped by the current owner and including a porcelain paved patio adjacent to the rear of the property. Steps down to a porcelain paved path to one side of the garden past an area of artificial lawn leading to an additional porcelain paved patio area housing a hot tub under a pergola. The rear garden also includes an external tap, external power sockets, an external wall-mounted heater and garden lighting. Gated rear access to the allocated parking spaces.

TENURE & SERVICES: Freehold. Mains drainage, water, gas and electricity are connected. Gas central heating to radiators. Annual management fee of £250.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or

