



81 Peake Way, Charlton, Andover, SP10 4FA  
Guide Price £470,000



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Positioned in the sought after and picturesque village of Charlton to the north side of Andover with countryside surrounding, Graham & Co are delighted to bring to the market this spacious detached family home presented in excellent order throughout and offered for sale with NO CHAIN. The property itself benefits from an entrance hall with cloakroom, sitting room with double doors to the garden, dining room and an open plan fitted kitchen with breakfast area, utility. To the first floor there are four bedrooms, two en-suite showers rooms and family bathroom, gas central heating and double glazing. Outside there is parking for several cars to the front with the rear garden comprising patio and lawn, summer house and shed, all enclosed.





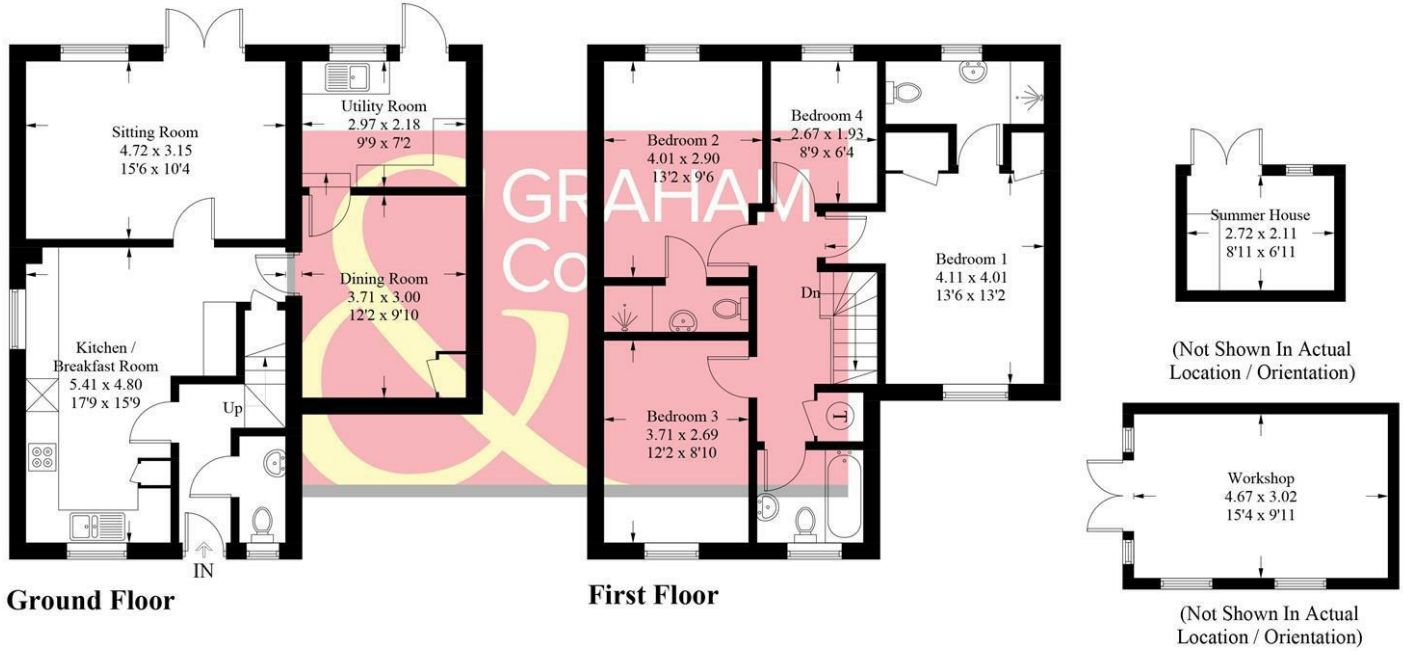
## Charlton

The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about an hour. The A303 provides excellent road communications to the West Country and London via the M3 motorway. Charlton Lakes are situated close at hand and offer a range of outdoor leisure facilities including mini golf and pedalos, and the lakeside pavilion also provides refreshments with an indoor and outdoor seating area.



# Peake Way, SP10

Approximate Gross Internal Area = 123.8 sq m / 1333 sq ft  
 Outbuildings = 19.6 sq m / 211 sq ft  
 Total = 143.4 sq m / 1544 sq ft



PRODUCED FOR GRAHAM AND CO

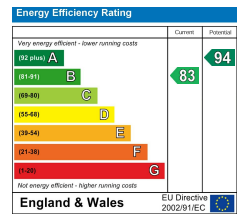
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1185502)

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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.

