



**4 Woodpecker Way, Andover, SP11 6XJ**  
**Asking Price £560,000**





## 4 Woodpecker Way, Andover, Asking Price £560,000

### PROPERTY DESCRIPTION BY Miss Molly Scruton

Tucked away in a peaceful residential setting, 4 Woodpecker Way is a truly outstanding four-bedroom detached home that combines modern architectural elegance with thoughtful, family-focused design. Every element of this home has been considered with care—from the striking exterior to the sleek, high-spec interiors—creating a property that is not only beautiful, but functional in every sense. The curb appeal is immediate. A striking mix of traditional red brick and modern dark cladding gives the exterior a bold, contemporary edge, while manicured planting and a spacious driveway create a warm, welcoming arrival. The attached garage adds convenience and secure storage, completing the picture of a home built with both style and practicality in mind.

Step inside, and the sense of quality continues. The entrance hall flows seamlessly into the heart of the home: a stunning open-plan sitting and dining area, measuring an impressive 23 feet in length. This expansive space is flooded with natural light from oversized windows and French doors, offering picturesque views of the private rear garden and making it the ideal setting for entertaining or relaxing. Whether you're hosting a dinner party or enjoying a quiet evening with family, this room adapts effortlessly to your lifestyle. Just off the main living area is a sophisticated kitchen and breakfast room, thoughtfully fitted with sleek cabinetry, ample worktops, and high-quality appliances. The layout is perfect for family living, offering room to cook, dine, and gather with ease. The contemporary design ensures the kitchen looks as good as it performs. Working from home is a breeze thanks to the dedicated study, tucked away to offer peace and focus. Also on the ground floor, you'll find a stylish WC, a well-appointed utility room with garden access, and an unexpected bonus: a fully integrated home gym. Whether you're into morning workouts or evening yoga, this space is a rare and welcome luxury in a modern home.

Upstairs, the accommodation continues to impress. The principal bedroom is a true sanctuary—spacious, serene, and enhanced by its own private roof terrace, offering a secluded







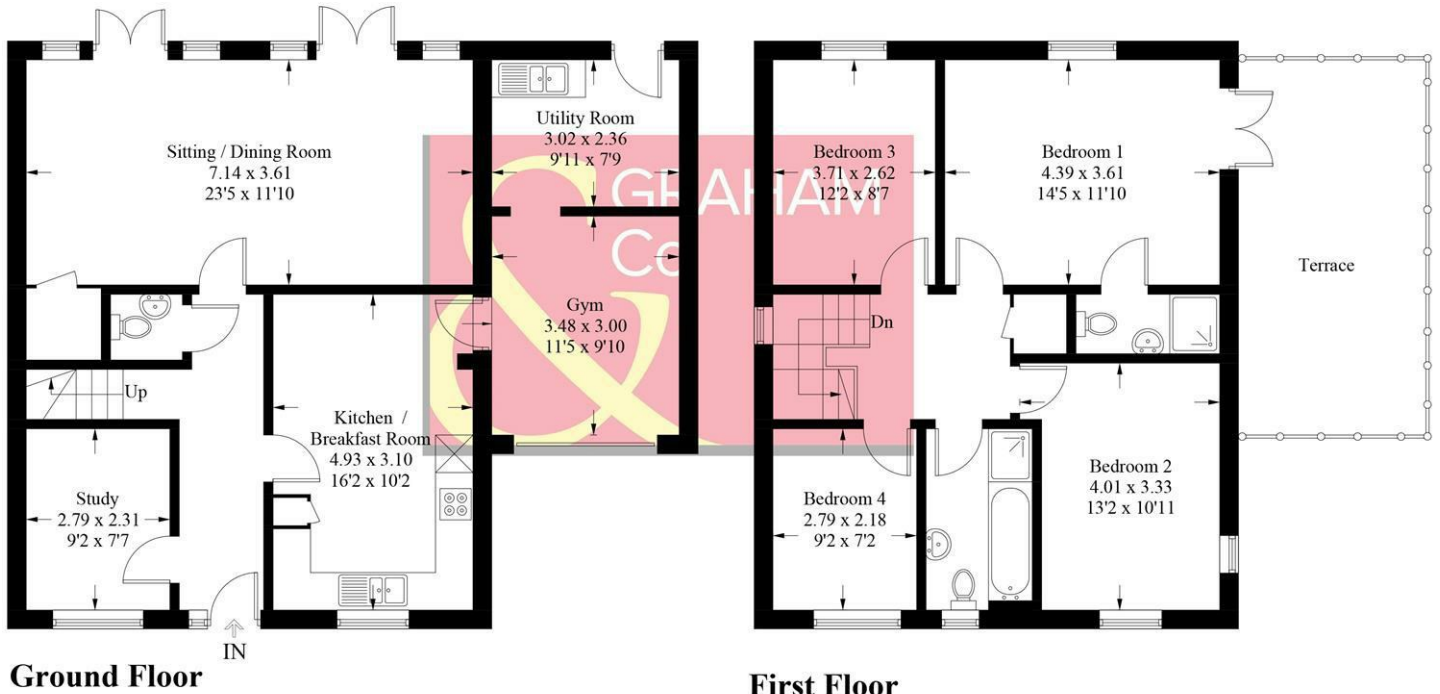
Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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.





## Woodpecker Way, SP11

Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft  
(Including Garage)



### 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 (ID1216481)

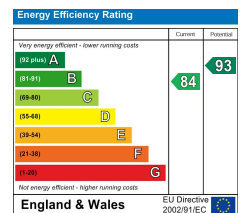
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