



ESTABLISHED 1900

29 Turnpike Road, Andover, Hampshire
Country & Individual Homes

29 Turnpike Road

Andover, Hampshire, SP11 6TR

Pearsons are delighted to offer to the market this modern five Bedroom detached home with double garage which is presented in immaculate order throughout, in a good location, close to parks and green space. The property has been built with a range of superb features to complement a modern living lifestyle to include an open plan Kitchen/Dining Room, Family Room, a traditional Sitting Room and Study/Playroom in addition. The property was sympathetically designed to give great room sizes and ample living space over three floors of accommodation. The flexible accommodation boasts over 1700 sq ft and offers well thought out bedroom sizes. The family Bathroom & En-Suite Bathroom to the Master Bedroom with built in furniture that boasts many upgrades with flooring and tiling over and above the original design.

- Modern Detached 5 Bedroom Family Home
- Double Garage and parking
- En suite Shower Room to Master Bedroom
- Family Bathroom
- Open Plan Kitchen/Dining Room
- Separate Study
- Enclosed Private, Low Maintenance Garden



Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday. Whilst there are several supermarkets, both in and out of the town centre, at the very hub of Picket Twenty, there's a community centre, day nursery and primary school are being provided, along with shopping facilities for day-to-day needs. Parks with children's play areas are also a feature on this development. Further opportunities for outdoor leisure come with the provision of a magnificent 64-acre urban park, complete with a sports pavilion, football pitches, cricket pitch, tennis court, play area and multi-use games centre - this large open space, so close to home, is bound to be popular with all members of the family. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.

For the commuter there is a mainline railway station in Andover with a fast service to London Waterloo in just over one hour. The A303 and A34 are also close at hand, allowing convenient access to the West Country, London and Southampton. The Cathedral cities of Salisbury and Winchester are both approximately twenty minutes drive.



OUTSIDE

There is an enclosed private rear low maintenance garden with two parking spaces in front of the double garage

TENURE & SERVICES

Freehold, Mains Water, Mains Drainage, Gas & Electricity are connected.

LOCAL AUTHORITY

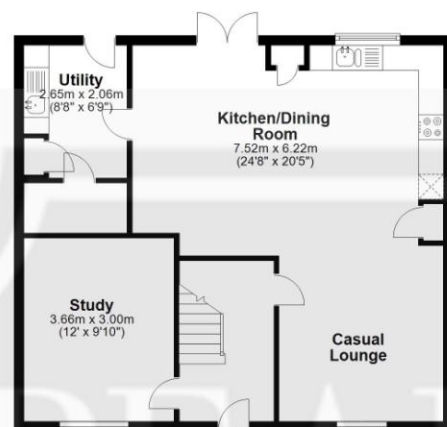
Test Valley Borough Council.
Tel: 01264 368000.

COUNCIL TAX BAND

F



Ground Floor



First Floor



Second Floor




Total area: approx. 189.6 sq. metres (2041.0 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. None of the statements, photographs or plans contained in these particulars relating to this property should be relied up as statements or representations of fact.

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