



46 Silks Way, Andover, SP11 6UU  
Asking Price £575,000



46 Silks Way, Andover,  
Asking Price £575,000

## PROPERTY DESCRIPTION BY Miss Molly Scruton

Situated in a sought-after position overlooking open greenery and enjoying immediate access to countryside walks, this impressive four-bedroom detached family home offers spacious and beautifully presented accommodation, perfectly suited to modern living.

The property enjoys an attractive frontage with landscaped gardens, a generous driveway and detached garage, creating excellent kerb appeal from the moment you arrive. Internally, the accommodation is both versatile and well-balanced. A welcoming entrance hall provides access to a spacious sitting room, ideal for relaxing and entertaining, whilst to the rear the superb kitchen/dining room forms the heart of the home. This bright and sociable space benefits from French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. A separate utility room and downstairs cloakroom add further practicality, while an additional study offers the perfect environment for those working from home.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom enjoys the benefit of its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Each room is well presented and enjoys an abundance of natural light.

Externally, the rear garden has been thoughtfully designed to provide an excellent space for both entertaining and family enjoyment. A generous decked seating area sits beneath a timber pergola, creating the perfect setting for al fresco dining, whilst the lawn provides plenty of space for children to play. The detached garage is complemented by a separate office space, offering excellent flexibility for home working, hobbies or additional storage.

One of the property's most appealing features is its enviable position overlooking attractive green open space, with countryside walks readily accessible from the doorstep. Combining generous accommodation, modern convenience and a wonderful setting, this is a superb family home that must be viewed to be fully appreciated.



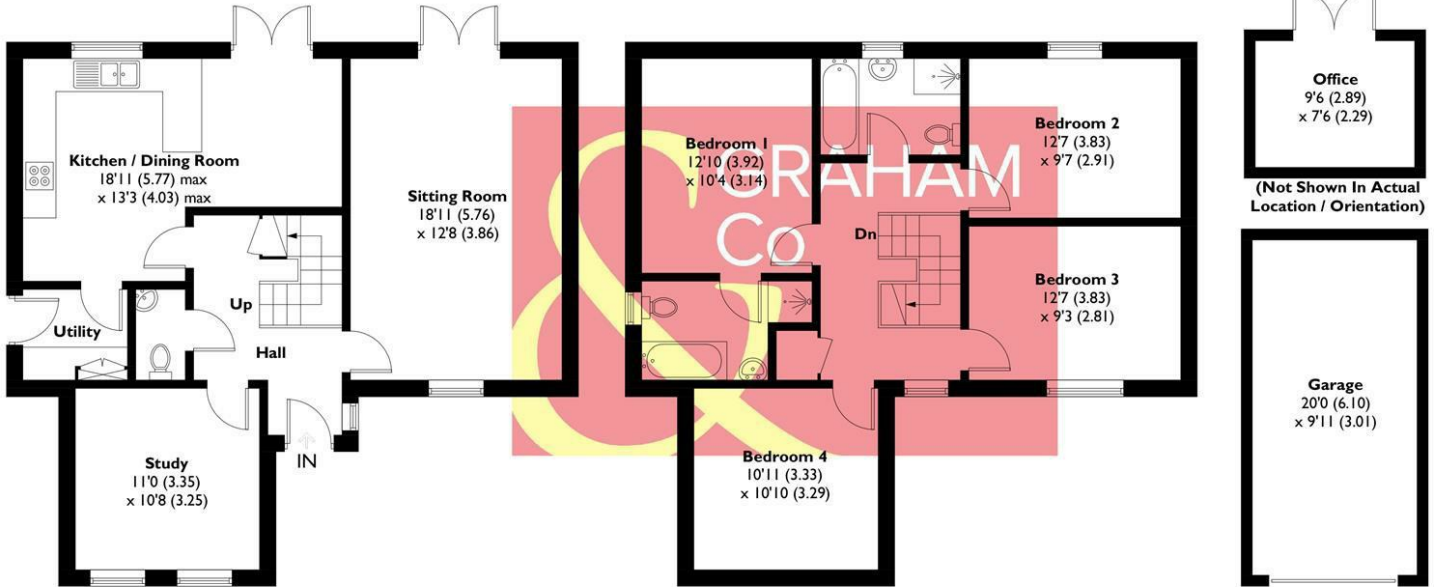


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there are several supermarkets, both in and out of the town centre. At the very hub of Picket Twenty, 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.





**APPROXIMATE GROSS INTERNAL AREA = 1507 SQ FT / 140.0 SQ M**  
**GARAGE / OFFICE = 269 SQ FT / 25.0 SQ M**  
**TOTAL = 1776 SQ FT / 165.0 SQ M**



**GROUND FLOOR**  
**765 SQ FT / 71.1 SQ M**

**FIRST FLOOR**  
**742 SQ FT / 68.9 SQ M**

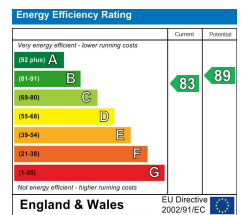
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1310727)  
**Produced for Graham & Co**

## MORTGAGE ADVICE Across The Market Mortgages

An independent Mortgage brokerage offering expert advice from across the whole market. Whether you are a first-time buyer, home mover, remortgaging or buying a Buy-To-Let investment. Tristan can provide expert & reliable advice, in a clear jargon free language. Book a free consultation today.

E - [tristan@atmmortgages.com](mailto:tristan@atmmortgages.com) M - 07545320380

[www.atmmortgages.com](http://www.atmmortgages.com)



Tax Band: E



**OPEN 7 DAYS**

If you are considering selling your home  
 please contact us today for your free  
 no obligation valuation

**01264 356500**

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.

