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**29 Peake Way, Charlton, Andover, SP10 4FA**  
**Asking Price £365,000**





## 29 Peake Way, Charlton Andover, Asking Price £365,000

### PROPERTY DESCRIPTION BY Miss Molly Scruton

This well-presented modern home offers bright, well-balanced accommodation arranged over two floors and is ideally suited to first-time buyers, professionals, or those seeking a low-maintenance property in a popular residential setting.

The ground floor opens with a welcoming entrance hall leading to a comfortable sitting room, providing an inviting space to relax or entertain. The kitchen/dining room forms the heart of the home, offering a practical and sociable layout with ample space for everyday dining and the living room has direct access to the garden. A convenient cloakroom completes the ground floor.

Upstairs, the property features three bedrooms, including a principal bedroom with an ensuite that enjoys pleasant views over surrounding greenery. The kitchen also benefits from these outlooks, adding a sense of openness and calm. The remaining bedrooms are well proportioned and versatile, suitable for guests, children, or home working. A modern family bathroom serves the first floor.

Externally, the rear garden is laid mainly to lawn, creating a simple yet attractive outdoor space ideal for relaxing or entertaining. To the back of the garden, there are two side-by-side parking spaces, providing practical off-road parking.

The property is well positioned within the development and benefits from a peaceful outlook, while remaining conveniently placed for local amenities, schools, and transport links.







## Charlton

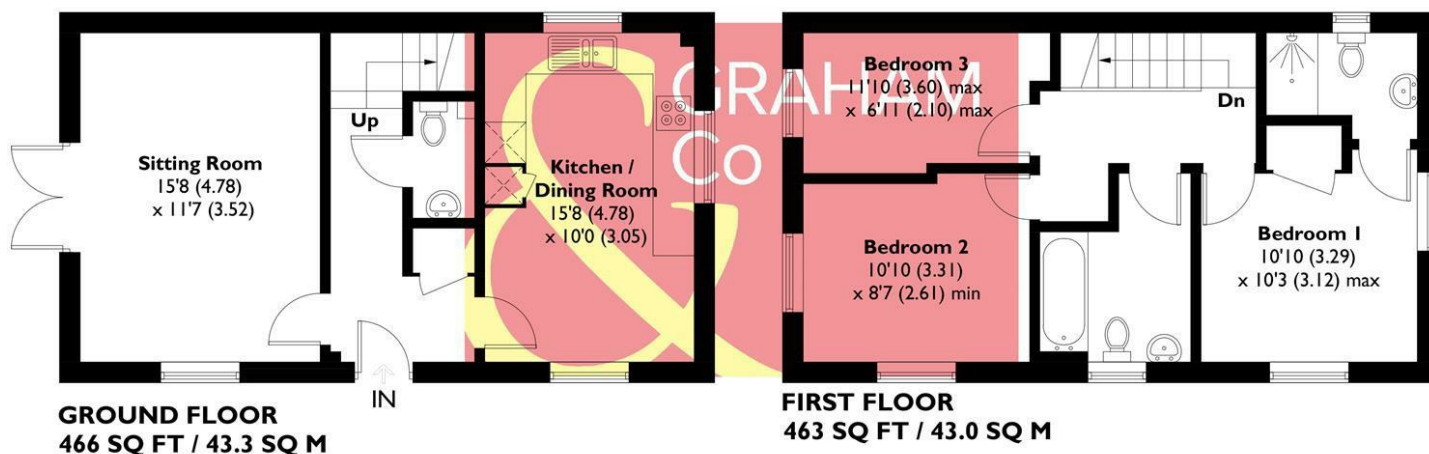
The village of Charlton is located on the outskirts of Andover, which has a post office, stores, church and public house. The town of Andover has a comprehensive range of educational, leisure and shopping facilities and a mainline railway station (within a 10/15 minute walk) to London Waterloo in about 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.







APPROXIMATE GROSS INTERNAL AREA = 929 SQ FT / 86.3 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 (ID1273163)

Produced for Graham & Co

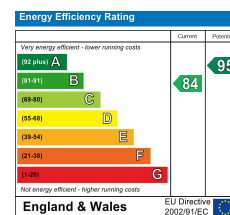
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

