

**8 Turnpike Crescent, Andover, SP11 6UA**  
**Asking Price £240,000**





## 8 Turnpike Crescent, Andover, Asking Price £240,000

### PROPERTY DESCRIPTION BY Miss Molly Scruton

Welcome to this beautifully presented two-bedroom coach house, offering spacious living with modern amenities.

Upon entering the property, you are greeted by a welcoming hallway with a convenient cloakroom. The open-plan kitchen, living, and dining area provide a bright and airy space perfect for entertaining or relaxing. Adjacent to the main living area, you'll find Bedroom 2, ideal for guests, family, or as a home office.

Upstairs, the master bedroom provides a peaceful retreat, with ample space and natural light. The property also features a well-appointed three-piece family bathroom, perfect for all your daily needs.

One of the standout features of this home is the stunning views over the adjacent park, offering a serene and picturesque outlook.

Additional benefits include a garage and parking to the rear of the property, ensuring both convenience and security.

This coach house offers the perfect blend of style, comfort, and practicality—ideal for first-time buyers, small families, or those looking for a low-maintenance home with a beautiful setting.





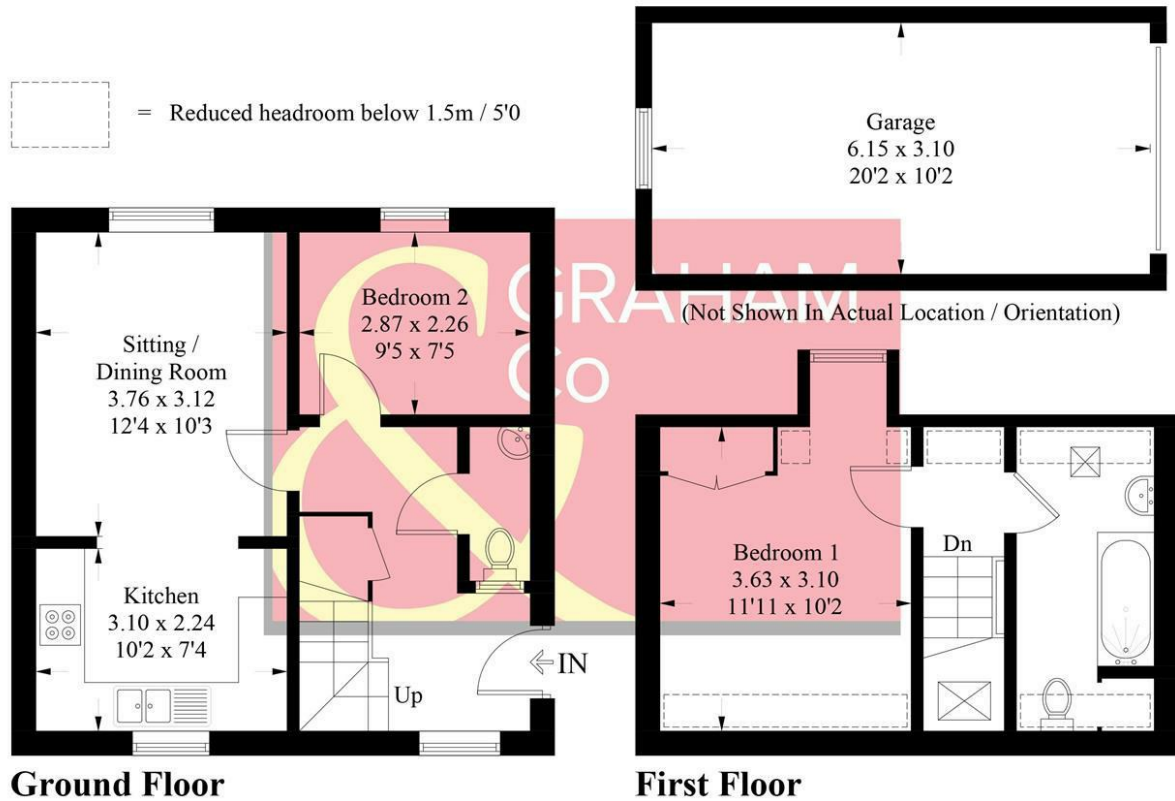


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there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



## Turnpike Crescent, SP11

Approximate Gross Internal Area = 61.3 sq m / 660 sq ft  
Garage = 19.1 sq m / 205 sq ft  
Total = 80.4 sq m / 865 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 (ID1183439)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(41-54) <b>E</b>		
(21-40) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: B



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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.