



227 Halter Way, Andover, SP11 6BF
Offers In Excess Of £450,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

Welcome to this beautifully presented four-bedroom detached family home, ideally located in the sought-after Picket Twenty development. Perfectly blending modern style with practical family living, this property offers generous living space, high-quality finishes, and a desirable outlook.

Upon entering, you are welcomed by a spacious hallway that sets the tone for the rest of the home. To the front is a cosy family room/snug, ideal for relaxing or as a playroom. Continuing through, the heart of the home is the impressive open-plan kitchen, dining, and additional sitting area. The stylish, contemporary L-shaped kitchen features sleek units, integrated appliances, and a breakfast bar—perfect for casual dining or entertaining. The dining area boasts patio doors that open out onto the rear garden, creating a wonderful indoor-outdoor flow.

The ground floor also benefits from a utility room with convenient external access, along with a cloakroom/WC for guests.

Upstairs, you'll find four generously sized double bedrooms. The master bedroom enjoys the added luxury of a modern en-suite shower room, while bedrooms two, three, and four offer delightful views over a peaceful wooded area and a nearby play park—ideal for families with children. A contemporary three-piece family bathroom completes the first-floor accommodation.

Outside, the rear garden is mainly laid to lawn and features a large patio seating area—perfect for summer entertaining—as well as a shingle section beside the garage. The property includes a garage and driveway providing ample off-road parking for multiple vehicles, in addition to a designated parking space directly opposite the home.

This exceptional property offers the perfect combination of comfort, space, and convenience—an ideal forever home for growing families.



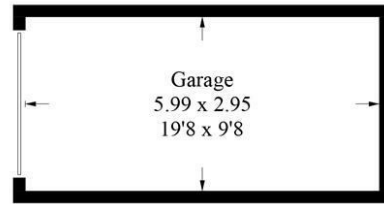


Picket Twenty is just over 2 miles south-east of Andover town centre, where a range of pubs, inns, cafés and restaurants are located. The main shopping area is around the High Street and its adjoining streets. Along with a modern shopping centre, a market is held every Thursday and Saturday; whilst there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

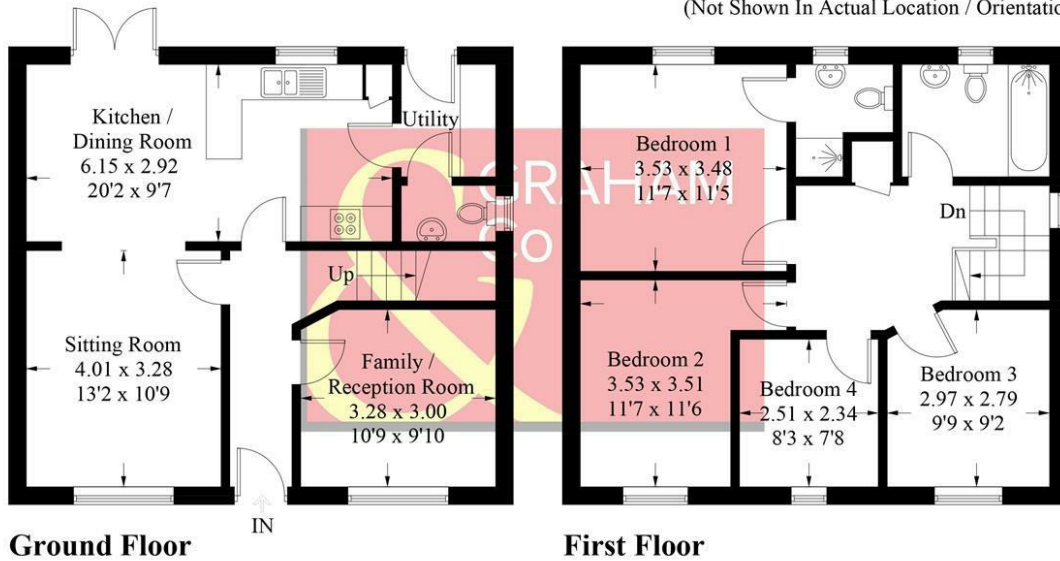


Halter Way, SP11

Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft
 Garage = 17.7 sq m / 190 sq ft
 Total = 131.9 sq m / 1419 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

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 (ID1209312)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		94
(81-94)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: E



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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.