

**FLEXIBLE ACCOMMODATION  
4 BEDROOM DETACHED HOME  
2 BEDROOM DETACHED ANNEXE  
4 GARGES & 2 GARDENS**



Pickleton House & The Annexe At Pickleton House Beech  
Close, Penton Harroway, Andover, SP11 0QY  
Offers In Excess Of £1,250,000



## Pickleton House & The Annexe At Pickleton House Beech Close, Penton Harroway Andover, Offers In Excess Of £1,250,000

### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted at being the first agent to ever offer this rare opportunity of purchasing these TWO, modern, spacious, detached properties, each with their own private garden. This pairing could suite a large family looking to live next door to each other or live in the main house and create an income by letting the annexe. Pickleton House is a substantial detached property built and finished to a very high standard, offering impressive accommodation to include an open plan fitted kitchen/family room with bi-folds to the garden, sitting room, games room and a spectacular 41ft entertainment room/annex which originally was an indoor pool room and could be converted back if required. To the first floor there are four bedrooms and three bathrooms. Next door is Little Pickleton House which is by no means small as has also excellent accommodation to include an open plan fitted kitchen with dining area, sitting room and study, two double bedrooms to the first floor with en-suite and shower room. Both properties have double garages and generous parking. No Chain Sale.





Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boast a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.



# Penton Harroway, SP11

Approximate Gross Internal Area = 434.3 sq m / 4675 sq ft  
 (Including Double Garage)  
 Annexe = 133.7 sq m / 1439 sq ft  
 (Including Garage)  
 Outbuildings = 19.5 sq m / 210 sq ft  
 Total = 587.5 sq m / 6324 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 (ID1011131)

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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>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 71      | 76        |
| EU Directive 2002/91/EC                     |         |           |

Tax Band: G



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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.

