



Pickleton & Little Pickleton Houses, , Penton Harroway, SP11
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Guide Price £1,250,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to offer these two modern spacious, detached properties, each with their own private garden & double garage. This flexible pairing could suit a large family looking to live together or those looking for a potential rental income by letting either of the two homes, even a B&B opportunity or live in assistant. Pickleton House is a substantial detached property built and finished to a remarkably high standard. Offering impressive accommodation including an open plan fitted kitchen/family room with bi-folding doors to the garden, sitting room, games room and a spectacular 41ft entertainment studio, which originally was an indoor swimming pool room*. There are four bedrooms and three bathrooms. In the second detached property there is also excellent modern accommodation including, an open plan fitted kitchen with dining area, sitting room and study. Upstairs two double bedrooms, one with en-suite, there is also a separate shower room with WC. No Chain Sale

*Potentially and subject to works this could be reinstated.





Located within 'The Pentons' a beautiful rural parish in North West Hampshire, almost certainly dating from Saxon times. Penton has a historic village church dating from around 1365. There is also a well maintained recreation field with children's play area, public house and village pond, all complemented by the many varied established trees which are a main feature of the village.

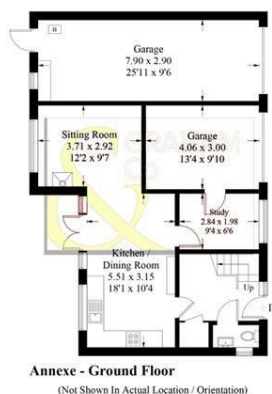
The Penton Recreation Committee, look after the picturesque Village Hall a former school house and arrange community events, such as Fetes, Bonfire nights, Quiz nights and various other fundraising community based events.

Locally, Andover is only a couple of minutes away, with one hour rail links to London. Road links are convenient, with Salisbury, Newbury, Winchester, Basingstoke and Southampton all around 30 minutes





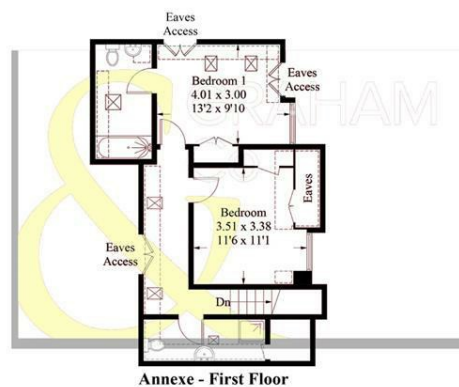
Penton Harroway, SP11
 Annexe Ground Floor = 82.8 sq m / 891 sq ft
 (Including Garage)



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 reference purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emulo Marketing (101011131)

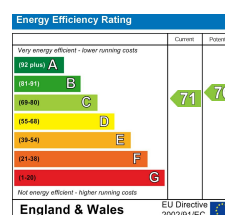


Penton Harroway, SP11
 Annexe First Floor = 50.9 sq m / 548 sq ft



DIRECTIONS

Leave Andover on the Weyhill Road, as the road splits take the next turning right signposted Penton Harroway, where Beech Close can be found on the right hand side.



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.