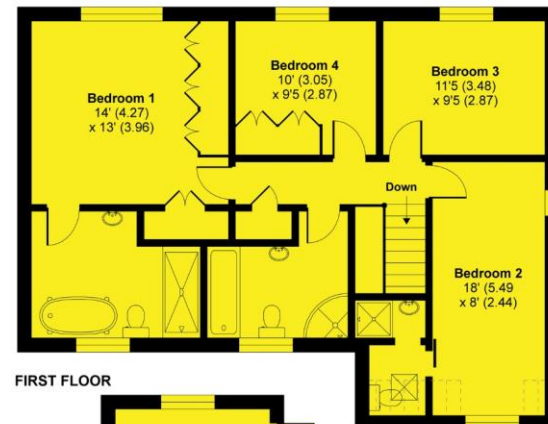




Steetley, Picket Piece, Andover, SP11

Approximate Area = 1794 sq ft / 166.6 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Garage = 252 sq ft / 23.4 sq m
Total = 2065 sq ft / 191.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted
head height

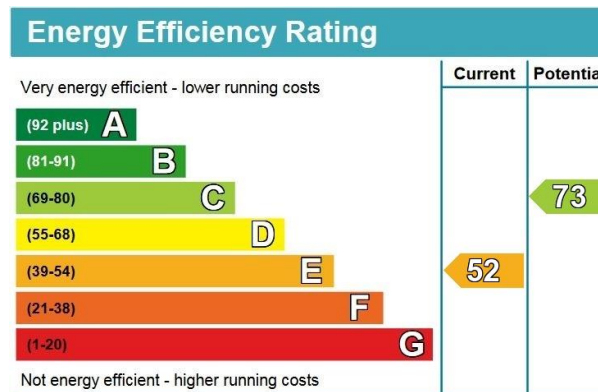
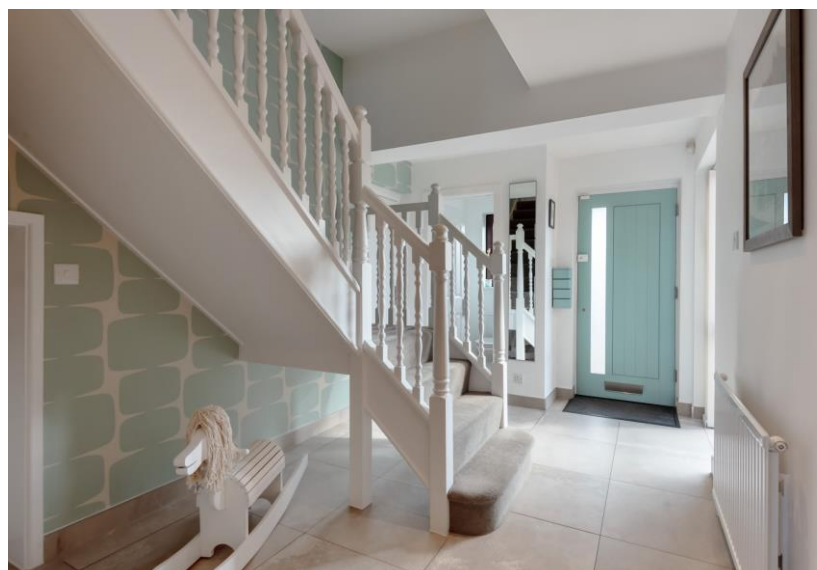


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © michcom 2021. Produced for Austin Hawk Ltd. REF: 771321



Picket Piece, Andover

Guide Price £685,000 Freehold



- Hallway
- Dining room
- Utility room
- Bedroom with en suite
- Attractive rear garden

- Kitchen
- Sitting room
- Master bedroom suite
- Two further bedrooms
- Parking and double garage

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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DESCRIPTION: Austin Hawk are delighted to offer this individual, detached house, extensively upgraded by the current owners to provide a stunning family home and entertaining space. The spacious accommodation comprises hallway, cloakroom, kitchen, utility room, dining room, walk-in under stairs cupboard/toy closet, sitting room, master bedroom suite, bedroom 2 with en-suite, two further bedrooms and family bathroom. To the front the driveway with double gates and ample parking leads to the garage, whilst to the rear there is an attractive enclosed garden.

LOCATION: Andover offers a range of educational, shopping and recreational facilities including a college of further education, a cinema, theatre and leisure centre. The mainline railway station runs a direct line to London's Waterloo in just over the hour whilst the nearby A303 offers good road access to both London and the West Country.

ACCOMMODATION: Front door into:

HALLWAY: Porcelain tiled floor. Stairs to first floor. Doors to;

CLOAKROOM: Front aspect. Porcelain floor, low-level WC and wash hand basin.

STORAGE/DOUBLE GARAGE: Currently used as storage. Door to garden and access to loft. Electric doors.

WALK- IN UNDERSTAIRS STORAGE: Currently used as a toy closet.

KITCHEN: Porcelain floor. Dual front aspect. Wide range of eye and base level Nobelia cupboards and deep drawer storage with inset Blanco sink with mixer tap and drinking water tap and Quartz worksurface over. Two integral dishwashers, pull out drinks cupboard and integral fridge. Siemens induction hob with extractor and spice store cupboard over. Built-in Siemens self clean oven and additional oven with microwave and steamer, Siemens coffee machine and warming drawer.

UTILITY ROOM: Door to side and rear aspect. Range of cupboards over the work surface with space for washing machine and tumble dryer under. Inset stainless steel sink and drainer. Floor mounted Camray II oil boiler.

DINING ROOM: Rear aspect. Double doors to the garden. Upright radiator.

SITTING ROOM: Dual side aspect and double doors to the garden. Open fire with raised hearth.

LANDING: Airing cupboard with Megaflow cylinder and shelving. Access to the part boarded loft with light via a loft ladder. Doors to:

BEDROOM 1: Rear aspect. Double built-in wardrobe and range of wardrobes with shelves, hanging rails, drawers and a vanity area. Door to:

EN SUITE: Front aspect. Walk-in double shower, freestanding bath, low-level WC, Kerameg wash hand basin with drawers below and heated towel rail.

BEDROOM 2: Front and side aspect. Sliding door to:

EN SUITE: Velux window. Low-level WC, steps up to tiled shower cubicle and wash hand basin.

BEDROOM 3: Rear aspect.

BEDROOM 4: Rear aspect. Currently used as a study. Office space with sliding doors to cover. Range of fitted bookshelves.

BATHROOM: Front aspect. Bath in tiled surround, wash hand basin in a vanity unit with two drawers, shower cubicle and low-level WC. Tiled floor and heated towel rail. .

REAR GARDEN: Attractive enclosed garden mainly laid to lawn with a patio adjacent to the property. Flower and shrub borders, a twisted willow tree and stainless steel pipes water feature. Further patio area and covered area for a BBQ. Gated front access to both sides, oil tank screened by an ivy hedge. Storage shed and covered log store.

FRONT GARDEN: Double wooden gates with lights lead to the block paved driveway and the double garage. The garden is enclosed by a beech hedge interspersed with shrub borders. Gated rear access to both sides.

TENURE & SERVICES: Freehold. Mains water, drainage and electricity are connected. Oil fired central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

