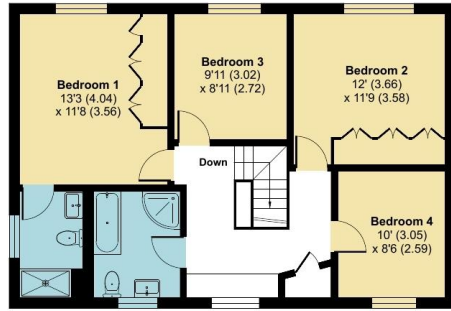
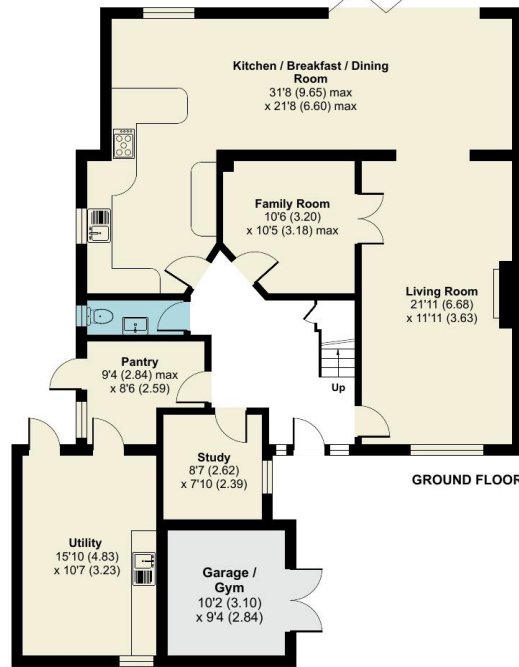


Walworth Road, Picket Piece, Andover, SP11

Approximate Area = 2084 sq ft / 193.6 sq m
 Garage = 93 sq ft / 8.6 sq m
 Total = 2177 sq ft / 202.2 sq m
For identification only - Not to scale

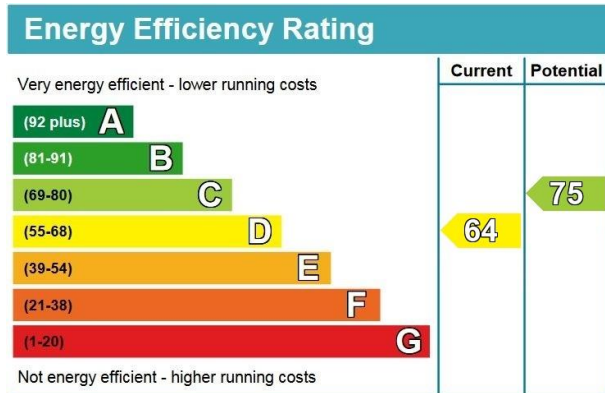


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Austin Hawk Ltd. REF: 1037368



Walworth Road Picket Piece

Guide Price £710,000 Freehold

- Living Room
- Family Room & Study
- Master Bedroom Suite
- Bathroom
- Generous Parking

- Kitchen/Dining Room
- Utility & Pantry
- 3 Further Bedrooms
- Garage/Gym
- Large Garden

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.



DESCRIPTION: This individual, detached, family home is located in the village of Picket Piece and is offered for sale with no onward chain. The spacious accommodation comprises hallway, cloakroom, living room, family room, large L shaped kitchen/dining room, study, walk-in pantry, utility room, master bedroom with ensuite shower room, three further bedrooms and a bathroom. To the front there is generous parking leading to a garage/gym whilst to the rear there is a large garden enjoying a pleasant outlook over trees.

LOCATION: Andover offers a range of shopping, educational 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 an hour whilst the A303 offers good road access to both London and the West Country. Picket Piece can be found just to the east of Andover. The Picket Piece Commercial Centre offers a post office. Various community events take place at the Village Hall and The Wyke Down Country Pub and Restaurant is a short distance away as is the popular Finkley Down Farm Park. Picket Piece is on a bus route providing access to and from Andover's town centre.

ACCOMMODATION: Front door into:

ENTRANCE HALL: Stairs to first floor with understairs cupboard and doors to:

CLOAKROOM: Window to side. WC and vanity cupboard with wash hand basin.

LIVING ROOM: Window to front. Fireplace with open fire and double doors to **FAMILY ROOM**.

KITCHEN/DINING ROOM: Windows to side and rear. Underfloor heating. Range of eye and base level cupboards and drawers with work surfaces over including a peninsula breakfast bar. Double Butlers sink, inset induction hob with extractor over and eye level double oven. Integral dishwasher and fridge. Large **DINING AREA** with bi-fold doors to garden and feature exposed brick wall.

PANTRY: Window and door to side. Space for appliances and storage cupboard. Door to:

UTILITY ROOM: Window to front and door to garden. Work surface with inset sink and drainer. Space and plumbing for washing machine and tumble drier. Floor standing oil fired boiler and water treatment system.

STUDY: Window to side.

FIRST FLOOR LANDING: Galleried landing with window to front and window seat. Airing cupboard, access via pull down ladder to part boarded loft and doors to:

MASTER BEDROOM: Window to rear. Fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM: Window to side. Fully tiled with shower cubicle, vanity drawers with wash hand basin, WC and heated towel rail.

BEDROOM 2: Window to rear and fitted wardrobe cupboards.

BEDROOM 3: Window to rear.

BEDROOM 4: Window to front.

BATHROOM: Window to front. Panelled bath, separate shower cubicle, vanity drawers with wash hand basin, WC and heated towel rail.

OUTSIDE: To the front there is a gated, paved, driveway offering parking for up to eight cars. Gates at both sides lead to the rear garden.

GARAGE/GYM: Currently used as a gym and for storage with power and light.

REAR GARDEN: Large garden with a pleasant outlook over trees. Patio area adjacent to the house with the remainder laid to lawn with mature shrubs and trees.

TENURE & SERVICES: Freehold. Mains water and electricity are connected. Private drainage. 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.

