



## Picket Piece, Andover, SP11

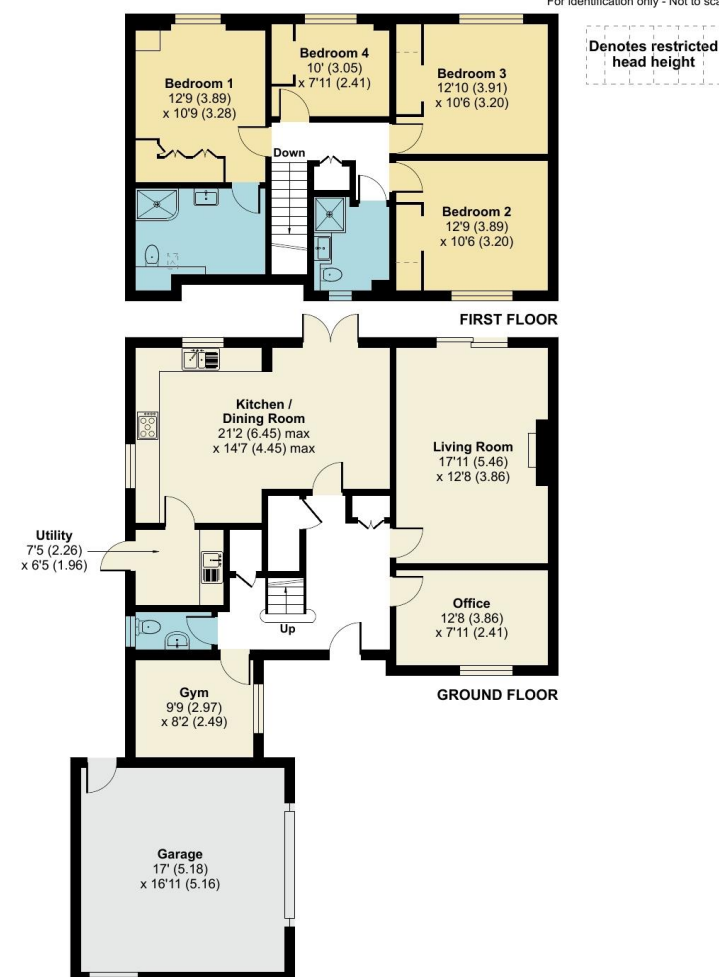
Approximate Area = 1704 sq ft / 158.3 sq m

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 2003 sq ft / 186 sq m

For identification only - Not to scale

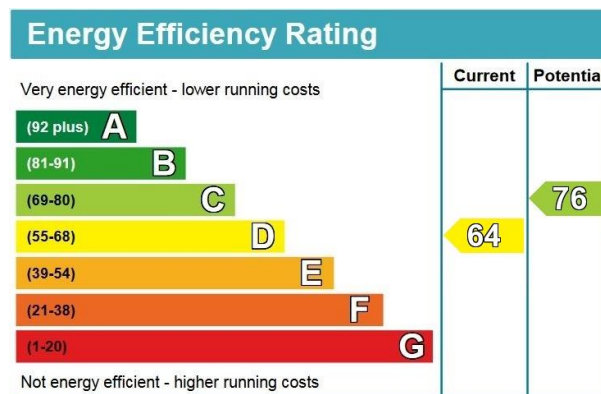


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Austin Hawk Ltd. REF: 1104084



The Toft, Picket Piece

Guide Price £675,000 Freehold



- Bespoke Family Home
- Open Plan Kitchen/Dining Room
- Master Bedroom Suite
- Three Further Bedrooms
- Gym/Bedroom Five

- Generous Plot including Woodland
- Living Room with Wood Burner
- Utility and Cloakroom
- Office
- Double Garage and Driveway Parking

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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Set within a wonderful plot approaching half an acre, this modern, detached, five-bedroomed house is located within the village of Picket Piece, to the east of Andover, a location that benefits from various local amenities, proximity to schools, transport links and open countryside. Exploring the expanse of the plot that the property occupies, to the rear, one could feel that they are in the open countryside. Very well presented throughout, the property comprises a ground floor of a welcoming entrance hall, expansive open-plan kitchen/dining room, living room, office, gym/bedroom five, utility and cloakroom. The first floor offers a master bedroom suite, three further bedrooms and a family bathroom. Outside, the property benefits from an attached double garage and generous driveway parking whilst to the rear, a mature, attractive, garden reveals, almost hidden, a tranquil, area of coppiced woodland stretching back into the distance.

Viewing is highly recommended to fully appreciate all that this property has to offer, both inside and out. Potentially the perfect family home, the ground floor offers generous living space, allied with additional reception rooms that provide options for a home office, gym, family room, playroom or additional bedroom space. A generous living room with engineered oak flooring includes a wood burning stove with an attractive sandstone surround and granite hearth. Patio doors open out to a south-facing terrace that spans the rear of the property. The hub of the property is undoubtedly the expansive dual aspect, open-plan kitchen/dining room. The bespoke kitchen, locally designed and fitted, features oak fronted units with granite worksurfaces and matching upstands along with a combination of Neff and Miele appliances. French doors open from the dining area, also out to terrace. A utility room is located off the kitchen and has an external side door leading to a pathway which itself provides access to the garage and both the front and rear gardens of the property. The first floor provides a master bedroom suite with views over the rear garden, three further bedrooms, two of which are good-sized doubles. All of the first floor bedrooms feature built-in wardrobe storage and are serviced by a light and airy family bathroom.

Outside, to the front, a gated entrance welcomes you in to a secluded frontage with mature shrubs, trees and borders. A block paved driveway provides ample parking along with access to the garage with its electric roller door to the side of the covered porch and front entrance to the property. There is double gated side access to the rear garden also leading to the south facing terrace, bordered by raised flower beds. Beyond is an area of lawn with mature shrub and herbaceous borders with a path that leads to a wildlife pond, terraced to include a constant flow of water babbling over a rockery. Beyond, a separate path meanders to one side of the garden with the lawn leading to a secluded summer house with power and lighting, after which, the coppiced wooded area starts with dappled glades of wild flowers stretching back to the far end of the plot.

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 with The Picket Piece Commercial Centre hosting 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.

