

Jockey Way, Andover, SP11

Approximate Area = 1256 sq ft / 116.6 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1449 sq ft / 134.5 sq m
 For identification only - Not to scale

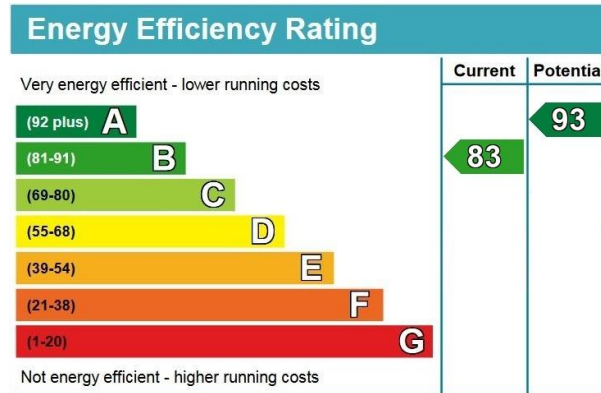
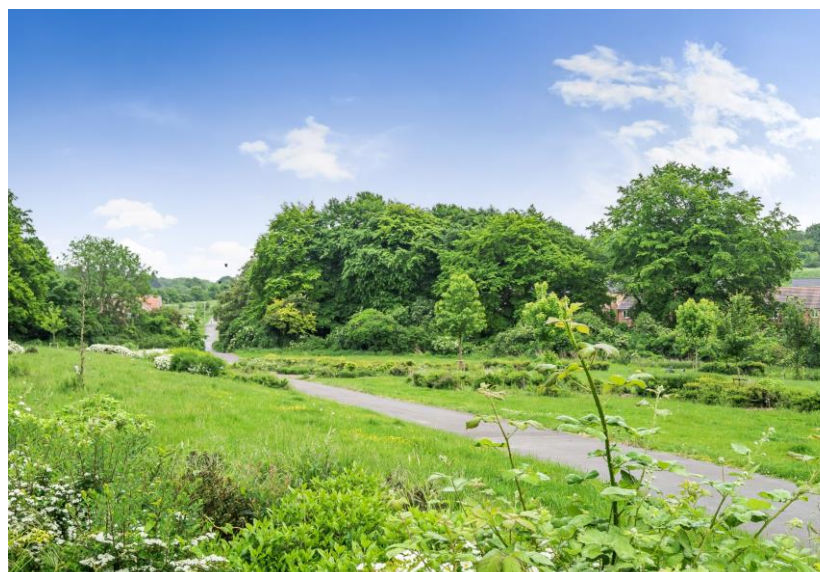


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1130422



Jockey Way, Andover

Guide Price £420,000 Freehold



- No Onward Chain
- Kitchen & Cloakroom
- Second Ensuite Bedroom
- Family Bathroom
- Garage & Driveway Parking

- Living/Dining Room
- Master Bedroom Suite
- Two Further Double Bedrooms
- Low Maintenance Rear Garden
- Close to Amenities & Open Countryside

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
 Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



Available to the property market with No Onward Chain, this modern, detached, four double-bedroomed house was constructed as recently as 2020 and is located not far from a peaceful edge of the Picket Twenty development, near to open fields with Harewood Forest beyond. The property has an intelligent layout arranged over three floors and benefits from an integral garage with driveway parking to the front. The well-presented accommodation comprises hallway, cloakroom, living/dining room, kitchen, master bedroom suite, second ensuite bedroom and two further double bedrooms serviced by a family bathroom. Outside to the rear, there is a good sized, low-maintenance garden.

The property fronts on to Jockey Way, slightly set back with the frontage including a tarmac driveway providing access to the garage with up and over door, power and lighting as well as the front door. The driveway is framed to both sides with lawned areas and ornamental trees. Beyond the front door, the hallway spans the ground floor centrally with the kitchen, stairwell and cloakroom all to one side before the living/dining room, which spans the rear of the property and includes French doors accessing the rear garden. The first floor provides a front aspect, ensuite double bedroom alongside two further rear aspect double bedrooms, both serviced by the family bathroom. The master bedroom suite occupies all of the second floor.

The low maintenance rear garden includes an extended patio with the remainder laid to lawn with herbaceous borders. There is gated side access to the front of the property.

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 route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country. Jockey Way runs through the northern phase of the Picket Twenty development which borders Harewood Forest and includes access to public footpaths nearby. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Busy Bees Day nursery, a community hall, a Co-Op store and an Urban park and sports pitches. Picket Twenty is on a regular bus route both to and from Andover's town centre.

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.

