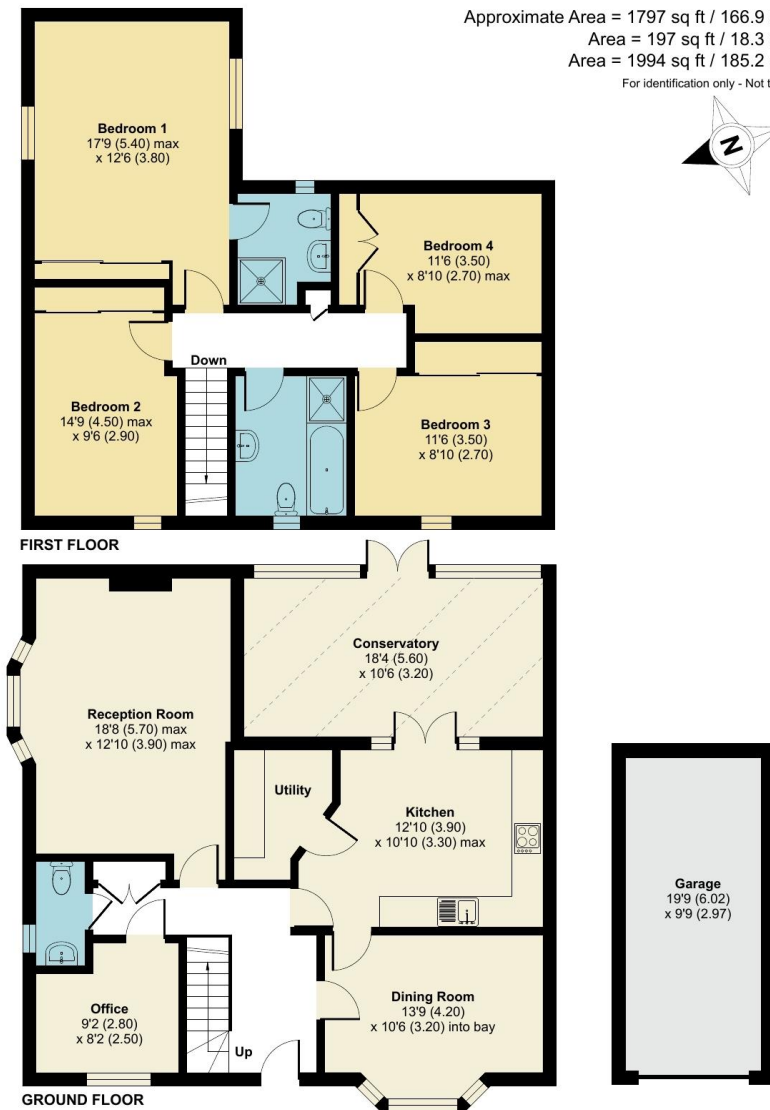


Locksbridge Road, Picket Piece, Andover, SP11

Approximate Area = 1797 sq ft / 166.9 sq m
 Area = 197 sq ft / 18.3 sq m
 Area = 1994 sq ft / 185.2 sq m
 For identification only - Not to scale

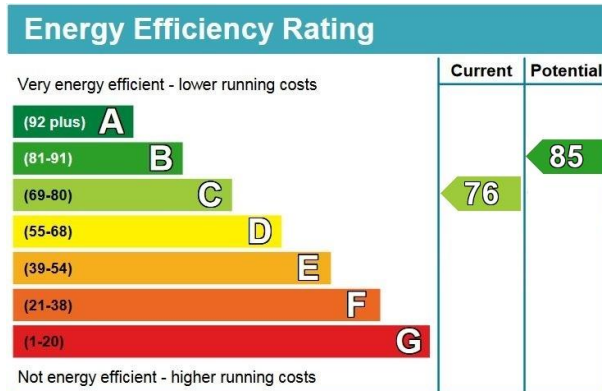
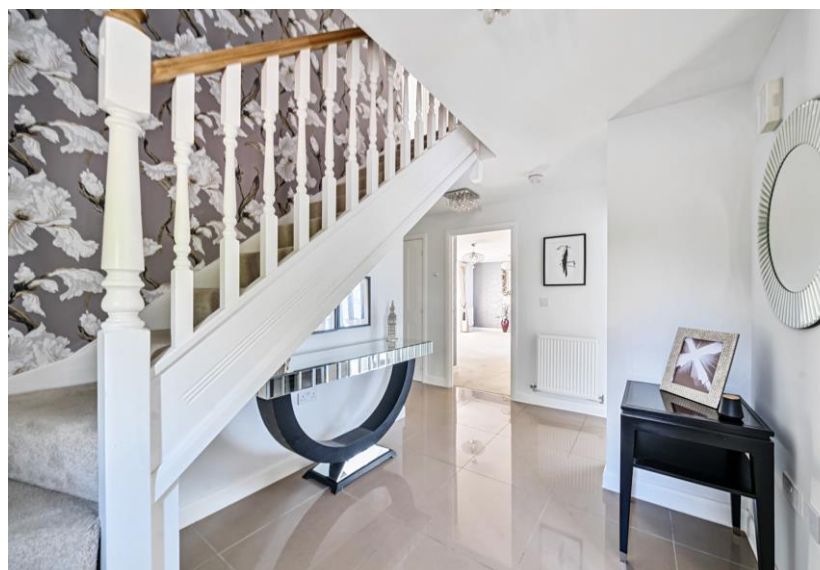


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1140051



Locksbridge Road, Picket Piece

Guide Price £580,000 Freehold



- Living Room
- Study
- Conservatory
- 3 Further Bedrooms
- Secluded Garden

- Dining Room
- Kitchen/Breakfast Room & Utility
- Master Bedroom Suite
- Bathroom
- Garage & 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.

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

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ
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DESCRIPTION: FORMER DAVID WILSON SHOW HOME & REFURBISHED TO MINT CONDITION

This stunning detached house is located on the edge of the Locksbridge Park development and is offered for sale with no onward chain. The spacious and well presented accommodation comprises entrance hall, cloakroom, living room, dining room, study, kitchen/breakfast room, utility room, conservatory, master bedroom with ensuite shower room, three further double bedrooms and a bathroom. Outside there is a secluded garden and a garage with generous driveway parking to the front.

LOCATION: Picket Piece can be found just to the east of Andover. There is a shop very close to the property and 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: Canopy porch with front door into:

ENTRANCE HALL: Stairs to first floor, cloaks cupboard and doors to:

CLOAKROOM: Window to side. Wash hand basin and WC.

LIVING ROOM: Bay window to side, French doors to conservatory and fireplace.

DINING ROOM: Bay window to front and door to kitchen/breakfast room.

STUDY: Window to front and fitted desk with drawers and shelving.

KITCHEN/BREAKFAST ROOM: Contemporary range of eye and base level cupboards and drawers with work surfaces over and inset sink. Inset gas hob with extractor over and eye level oven. Integral dishwasher and fridge/freezer, cupboard with wall mounted boiler, French doors to conservatory and door to:

UTILITY ROOM: Work surface with inset sink and cupboard below. Space and plumbing for washing machine and tumble drier.

CONSERVATORY: Windows to rear with French doors to garden.

FIRST FLOOR LANDING: Loft access, airing cupboard and doors to:

MASTER BEDROOM: Windows to two sides. Fitted wardrobe cupboards and door to:

ENSUITE SHOWER ROOM: Window to rear. Double shower cubicle, wash hand basin, WC and heated towel rail.

BEDROOM 2: Double aspect with fitted wardrobe cupboards.

BEDROOM 3: Window to front and fitted wardrobe cupboards.

BEDROOM 4:
Window to rear and fitted wardrobe cupboard.

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

OUTSIDE: To the front there is an area of slate chippings with a path to the front door. There is a GARAGE located to the side with up and over door, power, light and generous parking to the front.

REAR GARDEN: Secluded and sunny garden with a patio area adjacent to the house. The remainder is laid to lawn with shrub beds and a path leading to a personal door to the garage.

TENURE & SERVICES: Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there may be an additional estate charge.

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.

