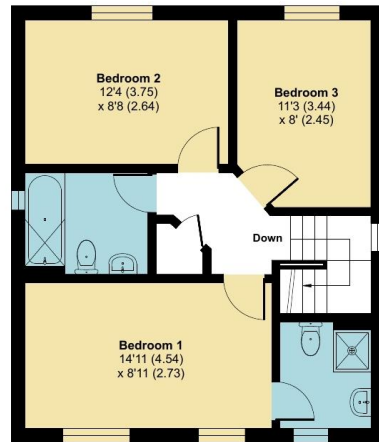


**Bridle Close, Andover, SP11**

Approximate Area = 1028 sq ft / 95.5 sq m  
Garage = 61 sq ft / 5.6 sq m  
Total = 1089 sq ft / 101.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

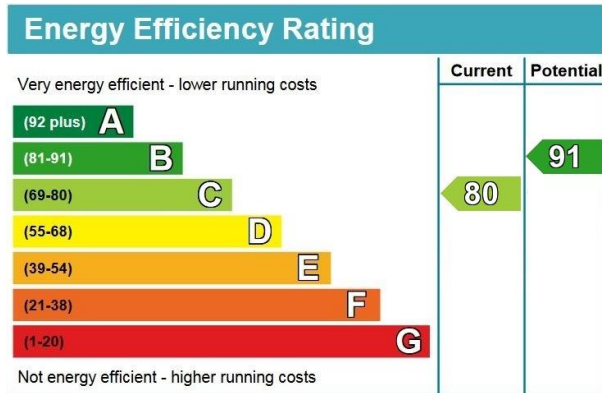


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1174824



**Bridle Close, Andover**

**Guide Price £372,400 Freehold**



- Hallway
- Kitchen
- Master Bedroom Suite
- Bathroom
- Partial Garage

- Cloakroom
- Living/Dining Room
- 2 Further Bedrooms
- Driveway Parking
- Secluded 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.

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**DESCRIPTION:**

This detached house is located in a cul-de-sac on the edge of the Picket Twenty development, adjacent to open fields with Harewood Forest beyond. The accommodation comprises hallway, cloakroom, kitchen, L shaped living/dining room, master bedroom with en-suite shower room, two further bedrooms and a bathroom. To the front there is driveway parking leading to a partial garage (storage only) whilst to the rear there is an attractive and secluded garden enjoying an outlook to the rear over trees.

**LOCATION:**

The property is located on the the eastern phase of the Picket Twenty development bordering Harewood Forest with access to public footpaths literally on the doorstep. 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. 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.

**ACCOMMODATION:**

Front door into:

**HALLWAY:**

Stairs to first floor and doors to:

**CLOAKROOM:**

WC, wash hand basin and extractor fan.

**KITCHEN:**

Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset stainless steel sink with drainer. Inset gas hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher, space for fridge/freezer and cupboard with wall mounted boiler.

**LIVING/DINING ROOM:**

A good sized L shaped room which has been extended by converting the main part of the garage. Sitting area with window to rear and dining area with French doors to garden.

**FIRST FLOOR LANDING:**

Window to side. Loft access, linen cupboard and doors to:

**MASTER BEDROOM:**

Windows to front and door to:

**ENSUITE SHOWER ROOM:**

Window to front. Shower cubicle, wash hand basin and WC.

**BEDROOM 2:**

Window to rear.

**BEDROOM 3:**

Window to rear.

**BATHROOM:**

Window to side. Panelled bath with shower over, wash hand basin and WC.

**OUTSIDE:**

To the front there is an area of lawn with a tree and gated access to the rear garden. A driveway offers parking and access to a partial garage with up and over door.

**REAR GARDEN:**

Secluded garden enjoying an outlook to the rear over trees. Patio area adjacent to the house with an outside tap whilst the remainder is laid to lawn with shrub beds. There is a rear access gate to a wooded area beyond.

**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.

