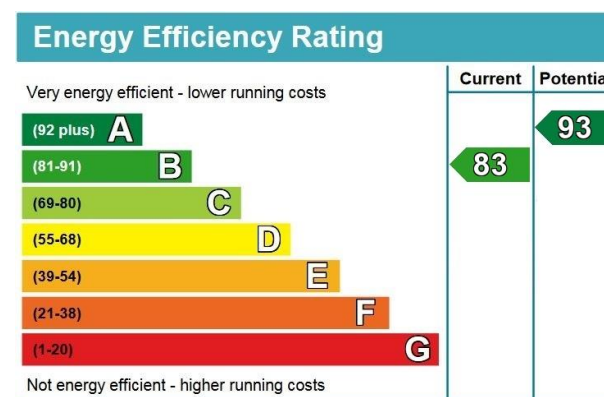


**Steeplechase Rise, SP11**  
 Approximate Gross Internal Area = 108 sq m / 1162 sq ft  
 Approximate Garage Internal Area = 13.5 sq m / 145 sq ft  
 Approximate Total Internal Area = 121.5 sq m / 1307 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



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.



**Steeplechase Rise, Andover**

**Guide Price £420,000 Freehold**

- Hallway
- Cloakroom
- 4 Bedrooms
- Bathroom
- Garage

- Kitchen/Dining Room
- Living Room
- 2 Ensuite Shower Rooms
- Driveway Parking
- Secluded Garden

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**DESCRIPTION:**

This modern, detached, house is located on the edge of the Picket Twenty development and benefits from an outlook to the rear over a paddock. The well presented accommodation offers contemporary living and comprises a warm and welcoming hallway, cloakroom, contemporary kitchen/dining room with integral appliances, living room with French doors out to the garden, two bedrooms with ensuite shower rooms, two further bedrooms and a bathroom. To the front there is generous driveway parking for three cars leading to a garage whilst the secluded garden to the rear offers a well maintained lawn, patio area for outdoor dining, a shed and views over the paddock.

**LOCATION:**

The Picket Twenty development borders 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, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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, fitted cupboard and doors to:

**CLOAKROOM:**

WC and wash hand basin.

**KITCHEN/DINING ROOM:**

Window to front. Range of eye and base level cupboards and drawers with work surfaces over an inset one and a half bowl stainless steel sink with drainer. Inset gas hob with extractor over and eye level double microwave/oven. Integral dishwasher and fridge/freezer. Space and plumbing for washing machine, cupboard with wall mounted boiler and DINING AREA with space for table and chairs.

**LIVING ROOM:**

Window to rear and French doors to garden.

**FIRST FLOOR LANDING.:**

Loft access, airing cupboard with hot water tank and doors to:

**BEDROOM 1:**

Window to front. Fitted wardrobe cupboard and door to:

**ENSUITE SHOWER ROOM:**

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

**BEDROOM 2:**

Window to rear and door to:

**ENSUITE SHOWER/UTILITY ROOM:**

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

**BEDROOM 3:**

Window to rear.

**BEDROOM 4:**

Window to rear.

**BATHROOM:**

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

**OUTSIDE:**

To the front there is a driveway offering parking for three cars, access to the garage and an area of gravel.

**GARAGE:**

Integral garage with up and over door, power, light and window to rear.

**REAR GARDEN:**

Enclosed and secluded garden with an outlook to the rear over a paddock. Patio area adjacent to the house with a shed whilst the remainder is laid to lawn.

**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.

