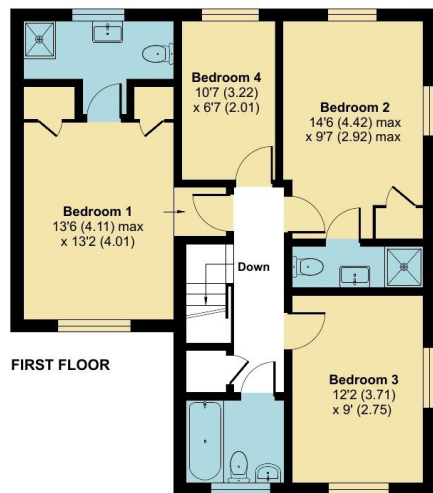


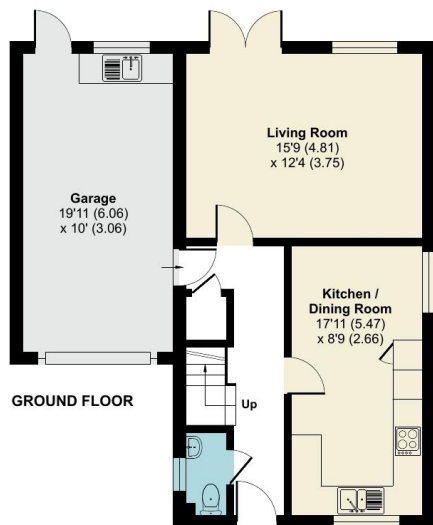
Shearling Close, Picket Piece, Andover, SP11

Approximate Area = 1188 sq ft / 110.3 sq m
Garage = 200 sq ft / 18.5 sq m
Total = 1388 sq ft / 128.8 sq m

For identification only - Not to scale



FIRST FLOOR



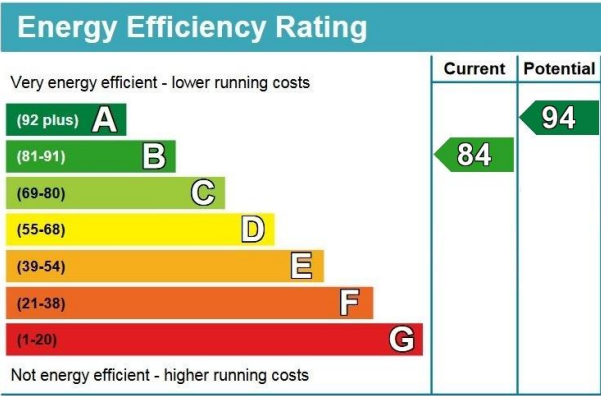
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Austin Hawk Ltd. REF: 1275877



Shearling Close, Picket Piece

Guide Price £475,000 Freehold



- No Onward Chain
- Kitchen/Dining Room
- Cloakroom & Utility Area
- Second Ensuite Bedroom
- Family Bathroom
- Entrance Hallway
- Living Room
- Master Bedroom Suite
- Two Further Bedrooms
- Garage & 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.



DESCRIPTION: Occupying an elevated position on the edge of a small cul-de-sac which borders open countryside, this detached, four-bedroomed family home is available to the property market with No Onward Chain. The property benefits from driveway parking for up to three vehicles plus an integral garage which incorporates a utility area. Well-presented throughout, the accommodation comprises an entrance hallway, a cloakroom, a kitchen/dining room, a living room, the integral garage with utility area, a master bedroom suite, a second ensuite bedroom, two further bedrooms and a family bathroom. Outside to the rear is a low-maintenance garden.

LOCATION: 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. The property can be found on the edge of the village of Picket Piece. The Picket Piece Commercial Centre offers a Post Office, whilst a convenience store can be found within the nearby Locksbridge Park development. Various community events take place at the Village Hall and the Wyke Down Country Pub and Restaurant is a very short distance away, as is the popular Finkley Down Farm Park. Picket Piece is also on a regular bus route, providing access to and from Andover's town centre.

OUTSIDE: The property frontage includes a tarmac driveway which leads to the integral garage and to the front door which is under a pitched canopy porch. The driveway is bordered by mature hedging to one side and an area of lawn, itself bordered by mature hedging with a path leading to one side of the property with gated access into the rear garden. The garden to the rear includes a patio area adjacent to the property with the remainder laid to lawn with mature shrubs.

ENTRANCE HALLWAY: Stairs to the first floor. Door to a built-in, understairs storage cupboard. Internal door leading to the garage and utility area. Radiator. Doors to:

CLOAKROOM: Window to the side. Close-coupled WC, pedestal hand wash basin and radiator.

KITCHEN/DINING ROOM: Dual-aspect kitchen/dining room with windows to the front and to one side. The kitchen includes a range of eye and base-level cupboards and drawers with worksurfaces over and matching upstands. Inset one-and-a-half-bowl stainless steel sink and drainer, inset gas hob with glass splashback and an extractor over. Built-in, eye-level microwave and oven/grill. Integral dishwasher and fridge freezer. Cupboard housing wall-mounted gas boiler. Radiator. Space for dining.

LIVING ROOM: Good-sized rear aspect living room with a window and French doors accessing the rear garden. Radiator.

GARAGE/UTILITY AREA: The garage has a traditional up and over door and houses the consumer unit. To the rear of the garage is the utility area with a window to the rear and an external door providing access into the rear garden. Worksurface with inset stainless-steel sink and drainer over a base-level cupboard alongside space and plumbing for a washing machine.

FIRST FLOOR LANDING: Door to a built-in, overstairs airing cupboard housing an unvented hot water cylinder. Radiator and loft access.

MASTER BEDROOM SUITE: Front aspect master bedroom with doors to two separate built-in wardrobe cupboards. Radiator and door to a rear aspect ensuite shower room with a double-sized shower enclosure, close-coupled WC, pedestal hand wash basin and a radiator.

BEDROOM TWO: Dual-aspect double bedroom with windows to the rear and to one side. Door to a built-in wardrobe cupboard. Radiator and a door to an enclosed ensuite shower room with a shower enclosure, close-coupled WC, pedestal hand wash basin and a radiator.

BEDROOM THREE: Dual-aspect double bedroom with windows to the front and to one side. Radiator.

BEDROOM FOUR: Window to the rear with views in the distance towards open countryside. Radiator.

FAMILY BATHROOM: Window to the front. Panelled bath, close-coupled WC, pedestal hand wash basin and a radiator.

TENURE & SERVICES: Freehold. Mains water, drainage, electricity and gas are connected. Gas-fired central heating to radiators. Annual service fee of £325.

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.

