



DESCRIPTION: A spacious and versatile chalet-style detached home, ideally situated in the heart of the sought-after village of Picket Piece. The generous accommodation includes an entrance lobby, a bright kitchen/breakfast room, a useful utility room, and a 20ft open-plan living/dining room with French doors leading to a conservatory. A hallway provides access to two ground floor bedrooms and a shower room, while stairs rise to the first floor, where you will find three further bedrooms and an additional shower room. Externally, the property benefits from ample driveway parking for up to five vehicles. A standout feature is the impressive rear garden, beautifully stocked with mature shrubs and trees, providing a wonderful space for outdoor living and entertaining.

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. Picket Piece can be found just to the east of Andover. 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: Front door into ENTRANCE LOBBY with cloaks cupboard and doors to:

KITCHEN/BREAKFAST ROOM: Windows to rear and side. Range of eye and base level cupboards and drawers with work surfaces over, including a peninsular breakfast bar, and inset stainless steel sink with drainer. Space for free standing electric cooker, space and plumbing for dishwasher, space for fridge, airing cupboard with hot water tank and floor standing oil fired boiler. Space for table and chairs and door to:

UTILITY ROOM: Double aspect with a door to the rear garden. Cupboard and drawer with work surface over and space and plumbing below for a washing machine.

LIVING/DINING ROOM: Window to front. Original open fireplace with inset electric fire and French doors to:

CONSERVATORY: Triple aspect with French doors to the garden.

HALLWAY: Door to glazed porch, stairs to first floor and doors to:

BEDROOM 1: Windows to rear.

BEDROOM 4: Window to front.

WET ROOM: Window to front. Fully tiled shower enclosure, wash hand basin, WC and heated towel rail.

FIRST FLOOR LANDING: Doors to:

BEDROOM 2: Windows to front.

BEDROOM 3: Window to front and fitted wardrobe cupboard.

BEDROOM 5/OFFICE: Window to rear and access to extensive eaves storage with a light.

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

OUTSIDE: To the front there is gated access to a generous driveway offering parking for up to five cars. Covered, gated access to:

REAR GARDEN: The large garden is a particular feature of the property and benefits from a patio area adjacent to the house. The remainder is laid to lawn with mature shrubs and trees, a greenhouse, shed and screened oil tank.

TENURE & SERVICES: Freehold. Mains water and electricity are connected. Private drainage. Oil fired central heating to radiators.

