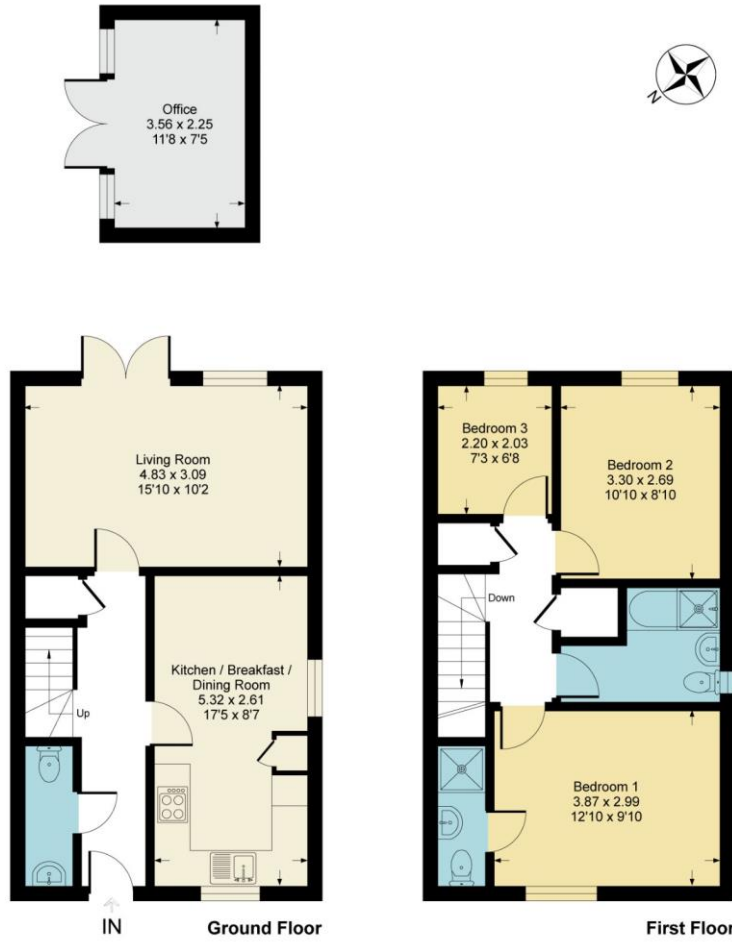
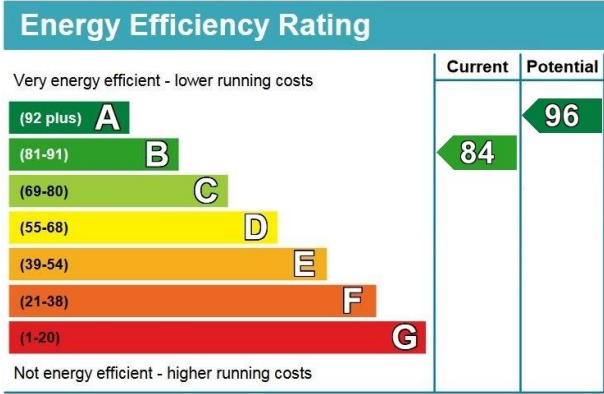


**Shearling Close, SP11**  
Approximate Gross Internal Area = 82.6 sq m / 890 sq ft  
Approximate Outbuilding Internal Area = 7.9 sq m / 86 sq ft  
Approximate Total Internal Area = 90.5 sq m / 976 sq ft



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



**Shearling Close, Picket Piece**      **Guide Price £345,000 Freehold**

- Hallway
  - Cloakroom
  - Master Bedroom Suite
  - Bathroom
  - Landscaped Garden
- Kitchen/Dining Room
  - Living Room
  - 2 Further Bedrooms
  - Driveway Parking
  - Summerhouse/Office

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:**  
Constructed in 2017 and offered for sale with no onward chain, this semi-detached house is located on the edge of the village of Picket Piece. The accommodation comprises hallway, cloakroom, kitchen/dining room, living room with French doors to the garden, a master bedroom with ensuite shower room, two further bedrooms and a bathroom. Outside there is driveway parking for two cars and a landscaped garden to the rear which benefits from a large patio and an insulated office/summerhouse with power.

**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.

**ACCOMMODATION:**  
Canopy porch with front door into:

**HALLWAY:**  
Stairs to first floor with understairs 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 and inset stainless steel sink with drainer. Inset gas hob with extractor over and eye level oven. Space and plumbing for washing machine, integral fridge/freezer and cupboard with wall mounted boiler. Open access to **DINING AREA** with window to side.

**LIVING ROOM:**  
Window and French doors to rear garden.

**FIRST FLOOR LANDING:**  
Loft access, airing cupboard with hot water tank, further storage cupboard and doors to:

**MASTER BEDROOM:**  
Window to front and door to:

**ENSUITE SHOWER ROOM:**  
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 gravel with shrubs and a path to the front door. A driveway to the side offers parking for two cars.

**REAR GARDEN:**  
Large patio area adjacent to the house with retaining sleepers and steps up to an area of artificial lawn. There is also an insulated office/summerhouse with power and gated access to the driveway.

**TENURE & SERVICES:**  
Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. Please note there will 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.

