



24 Walworth Road, Picket Piece, Andover, SP11 6LY  
Guide Price £895,000



## 24 Walworth Road, Picket Piece Andover, Guide Price £895,000

### PROPERTY DESCRIPTION BY Mr Dion McArthur

Graham & Co are delighted to offer to the market a truly unique, well thought out and spacious bungalow with a self contained annexe. The property has undergone a huge amount of modernisation during its current ownership, with some rooms still wanting their own stamp put on them, this property offers an excellent home for someone who is looking for spacious accommodation and modern open plan living but happy to add their own twist to a couple of rooms. In short, the bungalow comprises of: entrance hall, five bedrooms with the master bedroom having an en suite, a family bathroom with four piece suite, a very large open plan lounge lounge/dining room and fully fitted modern kitchen with utility area with downstairs WC. The property further benefits from a large sun room with access into the garden.

The home also benefits from having its own fully self contained annexe, built in the last few years with its own entrance. This property comprises of: entrance hall, downstairs WC, open plan kitchen/lounge with doors into the garden. Upstairs there is a family bathroom, two double bedrooms with the master bedroom having an en suite and built in wardrobes.

Outside the property has a large wrap around garden with plenty of parking with space for a double garage and to the rear is a well maintained south facing garden which is fully enclosed and not overlooked.

This property has a self contained two bedroom annexe would could make a great rental home or potential air B&B.

To fully appreciate this rare opportunity to purchase a truly versatile home, viewing is highly recommended.





Picket Piece, close enough to the town to be convenient, yet just far enough into the countryside to be away from the hustle and bustle. Just over a mile to the East of Andover is where you will find this hamlet. Andover has enjoyed something of a renaissance in recent years four hundred years after its stagecoach origins, it is far from being just a commuter town. Andover is now considered by many to be a destination in its own right. The town now benefits from an eclectic mix of old-world charm and modern shopping convenience, as well as beautiful tea rooms and pubs, some dating back more than nine hundred years, supermarkets, craft galleries and interior design stores, which all border the breath-taking countryside of the Test Valley - 250 square miles of easily accessible natural beauty, which includes the world-renowned River Test.



# Walworth Road, SP116LY

Approximate Gross Internal Area = 239.5 sq m / 2578 sq ft  
 Annexe = 108.9 sq m / 1172 sq ft  
 Summer House = 13.9 sq m / 150 sq ft  
 Total = 362.3 sq m / 3900 sq ft



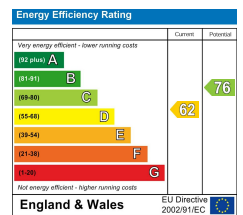
PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1073270)

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