

8 Tolme Way, Picket Piece, Andover, SP11 6FF  
Guide Price £514,500



## 8 Tolme Way, Picket Piece Andover, Guide Price £514,500

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

This modern four-bedroom detached family home, built by the renowned David Wilson Homes, is located within the highly sought-after Locksbridge Park development. Thoughtfully designed and well-positioned, the property boasts a private rear garden and offers contemporary living spaces ideal for family life. The heart of the home is the spacious kitchen and dining room, situated at the rear of the property, providing stunning views of the landscaped garden and creating a perfect space for both family meals and entertaining. Adjacent to the kitchen is a practical utility room with direct access to the garden. The ground floor also features a light-filled sitting room, a separate study ideal for working from home or as a quiet retreat, and a convenient downstairs cloakroom. Upstairs, the home offers four well-proportioned bedrooms, including a luxurious principal bedroom complete with an en-suite shower room. The family bathroom is beautifully appointed with a four-piece suite, including a bathtub and separate shower, ensuring comfort and style. The landscaped rear garden is a standout feature, with a patio seating area directly accessible from the house, perfect for outdoor dining and relaxation. A private decked area with a hot tub is tucked away to the rear of the garage, providing a serene space for unwinding. The property also benefits from a single garage fitted with power and light, offering secure storage and parking. A double-length driveway to the side provides additional off-road parking.





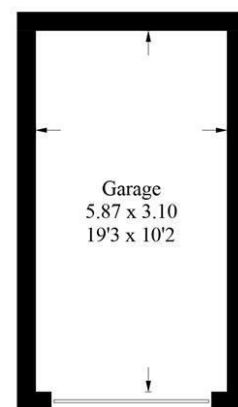
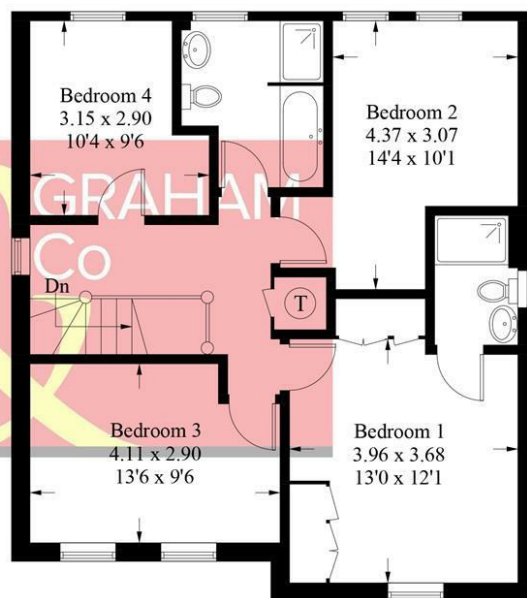
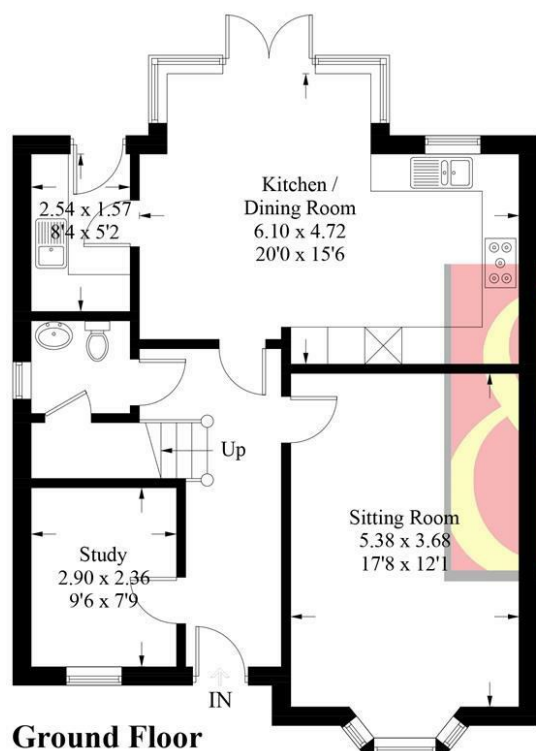
**Locksbridge Park**

Close enough to the town to be convenient, yet just far enough into the countryside to be away from the hustle and bustle, Locksbridge Park is a well-planned and designed new development built by Messer's David Wilson and Barratt homes. Just over a mile to the East of Andover is where you will find this development including a good mixture of property, ideally located close to the bustling town of Andover. 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. Please note that as with most modern housing developments, this property may have a minimal yearly "estate charge". Please ask for further information.



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Approximate Gross Internal Area = 142.6 sq m / 1535 sq ft  
Garage = 18.1 sq m / 195 sq ft  
Total = 160.7 sq m / 1730 sq ft



(Not Shown In Actual Location / Orientation)

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 (ID592425)

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Energy Efficiency Rating	
Current	Potential
84	93
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Tax Band: F



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

