



Pickleton House Beech Close, Penton Harroway, SP11 0QY
Fixed Asking Price £850,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

OPEN DAY

SATURDAY 22 FEBRUARY 11:00-13:00

PHONE TO BOOK YOUR APPOINTMENT

Pickleton House is a substantial detached property built and finished to a remarkably high standard. Offering impressive accommodation including an open plan fitted kitchen/family room with bi-folding doors to the garden, sitting room, games room and a spectacular 41ft entertainment studio, which originally was an indoor swimming pool room*. There are four bedrooms and three bathrooms. Outside a large driveway proving parking for several cars leads to the double garage with the rear garden of excellent size having large entertaining area, lawn, all enclosed and private No Chain Sale

*Potentially and subject to works this could be reinstated.





Located within 'The Pentons' a beautiful rural parish in North West Hampshire, almost certainly dating from Saxon times. Penton has a historic village church dating from around 1365. There is also a well maintained recreation field with children's play area, public house and village pond, all complemented by the many varied established trees which are a main feature of the village.

The Penton Recreation Committee, look after the picturesque Village Hall a former school house and arrange community events, such as Fetes, Bonfire nights, Quiz nights and various other fundraising community based events.

Locally, Andover is only a couple of minutes away, with one hour rail links to London. Road links are convenient, with Salisbury, Newbury, Winchester, Basingstoke and Southampton all around 30 minutes



Penton Harroway, SP11
 Approximate Gross Internal Area = 434.3 sq m / 4679 sq ft
 (including Double Garage)



PRODUCED FOR GRAMHAM & CO
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of these, materials and fixtures are approximate. These plans are for approximate purposes only and should be used in conjunction with the actual view of the property. It is not intended to be used as a basis for any prospective purchase. It is not intended to be used as a basis for any prospective purchase. It is not intended to be used as a basis for any prospective purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: G



OPEN 7 DAYS

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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.