



9 Mundy Road, Picket Piece, Andover, SP11 6UZ
Asking Price £375,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This charming property enjoys an attractive double-fronted design with a contemporary blend of red brick and smooth rendered elevations, giving it wonderful kerb appeal. Positioned along a peaceful pedestrian-friendly pathway overlooking green space, the home feels bright, welcoming, and perfectly suited for modern living.

Inside, the ground floor features a spacious sitting room with plenty of natural light, creating an inviting area for relaxing or entertaining. The kitchen is well-appointed with modern units and good workspace, flowing through to a separate dining room ideal for family meals or hosting guests. A cloakroom completes the downstairs accommodation.

Upstairs, the home offers three well-proportioned bedrooms. The main bedroom includes built-in storage and enjoys direct access to a stylish family bathroom. Two further bedrooms provide excellent flexibility for children, guests, or a home office.

Outside, the property benefits from a neatly maintained front garden with mature hedging, while the rear garden located to the side of the property provides a private space for outdoor dining and play. A separate garage and allocated parking add valuable practicality.

Located within a friendly residential area, the home is moments from local amenities, open green spaces, and well-regarded schools, with convenient links for commuters.

This is a superb opportunity to acquire a modern, move-in-ready home in a highly desirable location.





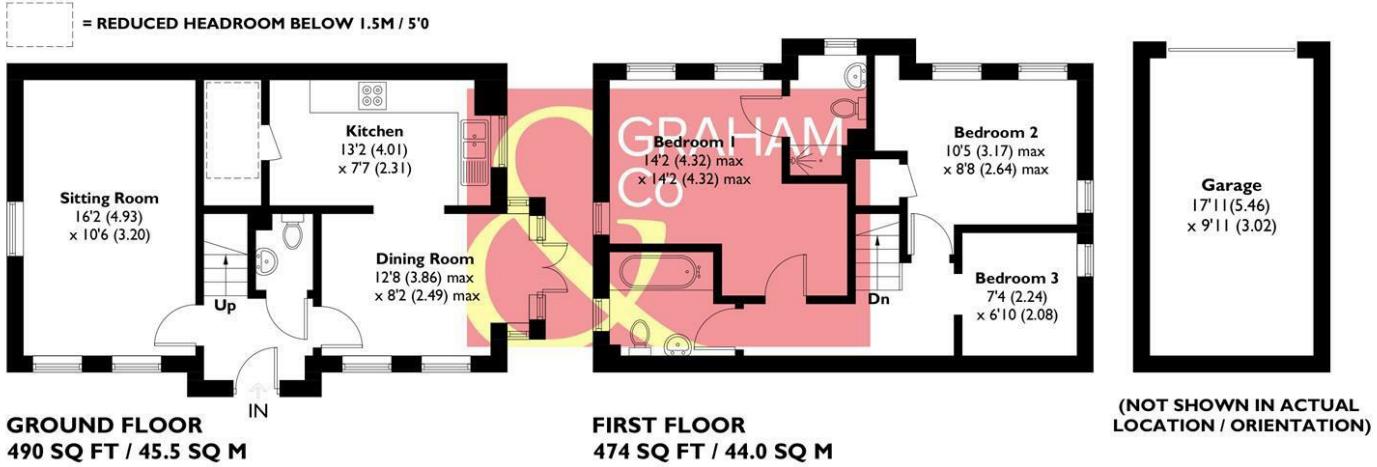
Locksbridge Park

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.





APPROXIMATE GROSS INTERNAL AREA = 964 SQ FT / 89.5 SQ M
 GARAGE = 175 SQ FT / 16.3 SQ M
 TOTAL = 1139 SQ FT / 105.8 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1259557)

Produced for Graham & Co

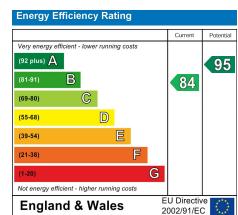
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.