

**Woolf Close, SP11**

Approximate Gross Internal Area = 114.2 sq m / 1230 sq ft  
 Approximate Garage Internal Area = 35.9 sq m / 387 sq ft  
 Approximate Total Internal Area = 150.1 sq m / 1617 sq ft

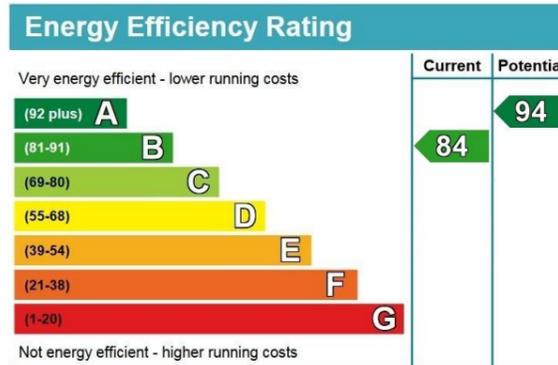


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



**Woolf Close, Andover**

**Guide Price £525,000 Freehold**



- Hallway
- Living Room
- Utility & Cloakroom
- 3 Further Bedrooms
- Enclosed Garden

- Study
- Kitchen/Dining Room
- Master Bedroom Suite
- Bathroom
- Double Garage & Parking

**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.

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**DESCRIPTION:** This detached house, constructed in 2021 and offered for sale with the remainder of a 10 year NHBC warranty, is located on the edge of the Picket Twenty development close to Harewood Forest and a range of scenic walks. The well presented accommodation includes a hallway, study, spacious living room that opens into a dining area and contemporary fitted kitchen. There is also a utility room and cloakroom. Upstairs the property offers a principal bedroom with ensuite shower room, three further bedrooms and a modern bathroom. Externally, the property provides driveway parking to the front leading to a double garage, whilst to the rear there is an attractive garden featuring a large patio area - ideal for outdoor seating and entertaining.

**LOCATION:** The Picket Twenty development borders Harewood Forest with access to public footpaths literally on the doorstep. Picket Twenty itself has a range of amenities which include Pilgrims Cross Primary school, Egg Day Nursery, a community hall, a Co-Op store and the Urban Park and sports pitches. Andover itself 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 route to London's Waterloo in just over an hour whilst the nearby A303 offers good road access to both London and the West Country.

**ACCOMMODATION:** Front door into:

**HALLWAY:** Stairs to first floor and door to:

**STUDY:** Window to front.

**LIVING ROOM:** Window to front and open access to:

**DINING AREA:** French doors to the garden and open access to:

**KITCHEN:** Window to rear. Contemporary range of eye and base level cupboards and drawers with quartz work surfaces over and inset stainless steel sink. Inset ceramic hob with extractor over and double oven below. Integral dishwasher and fridge/freezer. Door to:

**UTILITY ROOM:** Door to garden. Quartz work surface with cupboard below and space and plumbing for washing machine and tumble drier. Wall mounted boiler and door to:

**CLOAKROOM:** Window to side. WC and wash hand basin.

**FIRST FLOOR LANDING:** Galleried landing with window to side. Loft access, shelved storage cupboard and doors to:

**MASTER BEDROOM:** Window to rear with extensive views over Harewood Forest and door to:

**ENSUITE SHOWER ROOM:** Window to rear. Shower cubicle, wash hand basin, WC and heated towel rail.

**BEDROOM 2:** Window to front.

**BEDROOM 3:** Window to front.

**BEDROOM 4:** Window to front.

**BATHROOM:** window to rear. Panelled bath with electric shower over, wash hand basin and WC.

**OUTSIDE:** To the front there is an area of lawn with a path to the front door. A driveway offers parking for several cars and access to the **DOUBLE GARAGE** with power, light and a door to the garden. There is also visitor parking.

**REAR GARDEN:** Fully enclosed garden with gated access to the front. Patio area adjacent to the property with an outside tap and power socket. Steps lead down to an area of lawn with mature shrubs and raised flower borders.

**TENURE & SERVICES:** Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators. There are solar panels on the roof which were fitted in June 2025 and are owned by the vendor. There is an estate charge of approximately £250 p/a.

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.

