



**3 Ox Drove, Picket Piece, Andover, SP11 6ND**  
**Asking Price £1,300,000**





## 3 Ox Drove, Picket Piece Andover, Asking Price £1,300,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Set within approximately 2.37 acres of beautiful grounds, this substantial detached family home offers over 3,500 sq ft of versatile accommodation, exceptional privacy and an exciting opportunity for those seeking a countryside lifestyle with future potential. Approached via a private driveway and surrounded by mature trees, lawns and open countryside, the property enjoys a truly idyllic setting with far-reaching rural views. The extensive grounds provide endless possibilities for families, equestrian enthusiasts or those simply looking for space to enjoy the outdoors. Subject to the necessary planning permissions, the land may also offer potential for future development, presenting an exciting opportunity for prospective purchasers. The home itself extends to approximately 3,562 sq ft including the integral double garage and has been thoughtfully arranged for modern family living. A welcoming entrance hall leads to a spacious sitting room, separate study, generous family/dining room and an impressive open-plan kitchen/family room, creating the perfect hub for everyday life and entertaining. A utility room and double garage complete the ground floor. Upstairs, the principal and second bedrooms both benefit from dressing areas, en-suite facilities and private balconies overlooking the gardens and surrounding countryside. Two further double bedrooms are served by a family bathroom, providing flexible accommodation for growing families or visiting guests. Outside, mature gardens, expansive lawns and open green spaces create a wonderful sense of privacy and tranquillity, with endless opportunities to enjoy the rural surroundings. Combining generous living space, breathtaking views, approximately 2.37 acres of land and exciting future planning potential (subject to the necessary planning permissions), this is a rare opportunity to acquire an exceptional country home offering both an outstanding lifestyle and long-term potential.





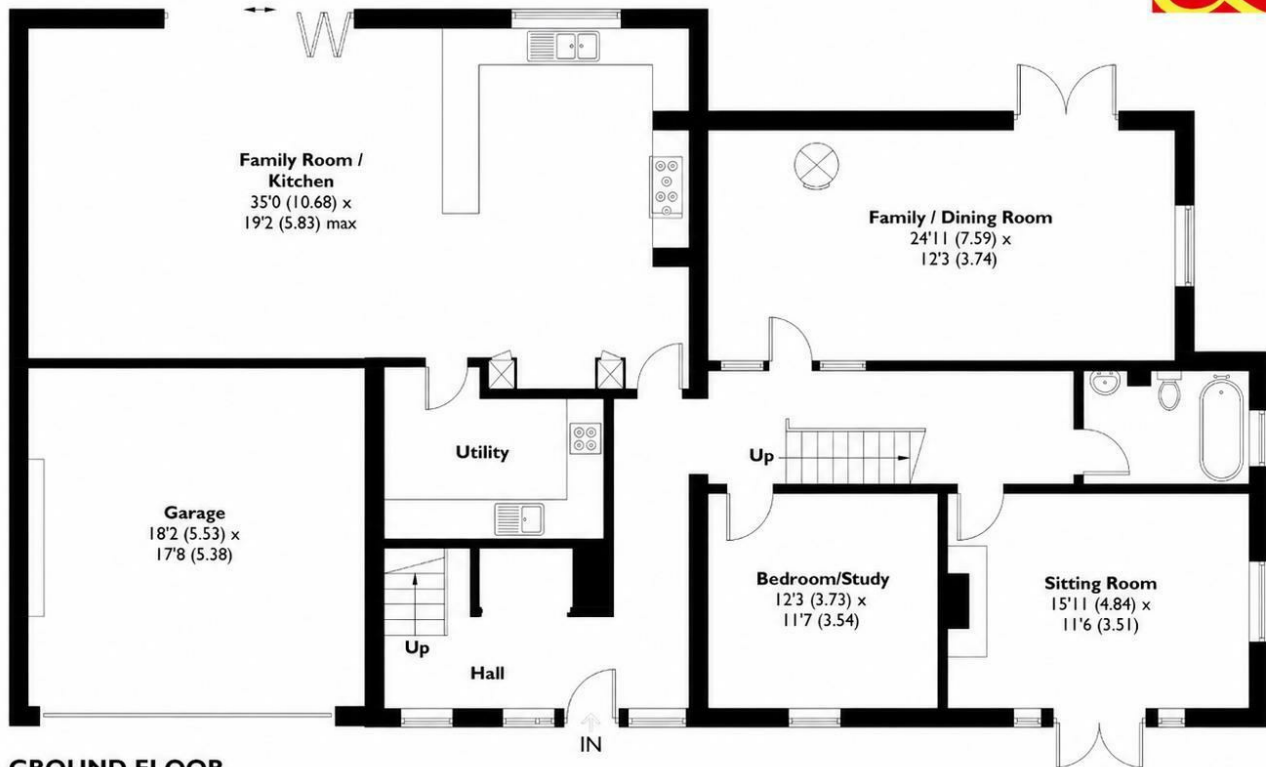


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town centre. The town itself boasts a lovely "market town" feel and everything you may need is close at hand. The mainline train station offers a fast service to London Waterloo in just over an hour, and the A303 gives access to London via the M3 and the West Country.





**APPROXIMATE GROSS INTERNAL AREA = 1805 SQ FT / 167.7 SQ M**  
**GARAGE = 328 SQ FT / 30.5 SQ M**  
**TOTAL = 2133 SQ FT / 198.2 SQ M**



**GROUND FLOOR**  
**1805 SQ FT / 167.7 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 (ID1317426)

**Produced for Graham & Co**

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

**Tax Band: G**



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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.