

**Walworth Road, SP11**  
Approximate Gross Internal Area = 234.8 sq m / 2528 sq ft



First Floor



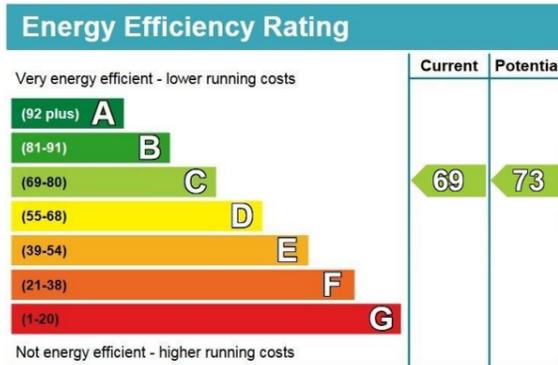
Ground Floor

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



**Walworth Road, Picket Piece**

**Guide Price £725,000 Freehold**



- Substantial Family Home
- Living Room & Conservatory
- Master Bedroom Suite
- Three Further Bedrooms
- Generous Driveway Parking

- Kitchen/Dining Room
- Additional Annexed Accommodation
- Additional Ensuite Bedroom
- Family Bathroom
- Attractive Mature Gardens

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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Beautifully presented throughout, this detached, five-bedroomed family home offers spacious and versatile accommodation not only in its own right, but also thanks to the addition of a very well-designed garage conversion. Benefitting from a location with excellent proximity to local amenities, the transport network and open countryside, the accommodation comprises a ground floor with an attractive entrance hallway, a very good-sized kitchen/dining room, a living room with an adjoining conservatory and a very useful boot room. The first floor provides a master bedroom suite and a second ensuite double bedroom, three further bedrooms and a family bathroom. Outside, to the front is a generous block paved driveway, accessed via electric gates, whilst to the rear is a large, practical, mature and attractive garden.

The front door of the property opens into an attractive hallway with the front aspect boot room to one side. Stairs to the first floor provide a useful understairs storage space with the cloakroom beyond. Occupying the rear of the ground floor is the expansive kitchen/dining room with windows to the rear and French doors opening out to the rear garden. The modern and contemporary kitchen includes a range of eye and base-level cupboards and drawers with worksurfaces over, along with matching upstands. The worksurface extends to a peninsula breakfast bar also with a ceramic hob and glass splashback, bespoke extractor hood, built-in, eye-level, double oven/grill and space for an American-style fridge freezer. There is an open-plan flow into the dining area with then a part-glazed door leading into the living room, which has French doors of its own accessing the conservatory, also with French doors leading into the rear garden. The master bedroom suite is of good size and occupies all of one side of the first floor, with extensive built-in wardrobe storage and views to the rear over the garden and paddock beyond. Bedroom two has a front aspect and also includes an ensuite shower room, whilst there are three further bedrooms, two doubles and a single currently used as a home office, all with views to the rear. The rear garden is a mature, practical and attractive outdoor space with many features, including a patio adjacent to the rear of the property, an area of lawn bordered by mature shrubs, herbaceous borders and ornamental trees. To one side, there is gated access to the driveway at the front, whilst on the opposite side there is gated access to the private courtyard garden accessed from the annexed accommodation. There is also a separate summerhouse with a decked veranda and a block-paved, raised seating area under a pergola. The converted garage space adds incredible versatility to the accommodation, perfect for bringing the wider family together under "one roof" if desired or can provide a self-contained separate accommodation option with its own access. The conversion alone provides two further bedrooms along with a kitchen/breakfast room, a snug with access to an attractive, private courtyard garden with its own summerhouse, a utility room, a cloakroom and a good-sized wetroom.

Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and leisure centre. Andover's mainline railway station runs a direct line to London's Waterloo in just over an hour, whilst the A303 offers good road access to both London and the West Country. Picket Piece can be found on the B3048, just to the east of Andover. Local amenities include The Picket Piece Commercial Centre, which has a post office with a convenience store located within the nearby Locksbridge Park development. Various community events take place at the Village Hall and The Wyke Down Country Pub and Restaurant is a short distance away, as is the popular Finkley Down Farm Park. Picket Piece is on a bus route providing access to and from Andover's town centre.

