

**Picket Piece, SP11**

Approximate Gross Internal Area = 202.2 sq m / 2177 sq ft  
 Approximate Garage Internal Area = 18.5 sq m / 200 sq ft  
 Approximate Total Internal Area = 220.7 sq m / 2377 sq ft

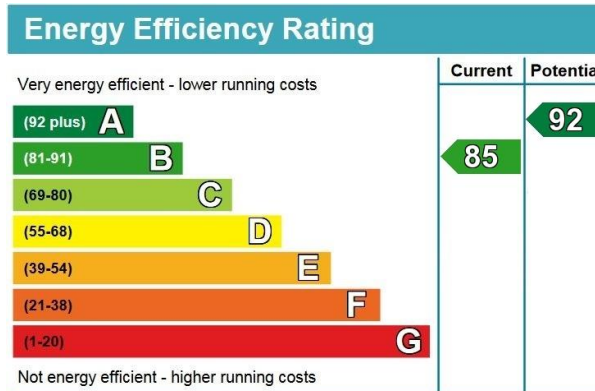


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Picket Piece, Andover**

**Guide Price £750,000 Freehold**



- Entrance Hall
- Living Room
- Bedroom Two with En-suite
- Family Bathroom
- Driveway Parking & Garage
- Kitchen/Living/Dining Area
- Master Bedroom with En-suite
- Two Further Double Bedrooms
- Study
- Attractive Rear Garden

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.

☎ 01264 350 508 @ info@austinhawk.co.uk 🌐 www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

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**DESCRIPTION:**

Immaculately presented, this detached four-bedroom home sits at the end of a private driveway. A spacious hall leads to an impressive open-plan kitchen, living & dining area, ideal for modern living & entertaining, complemented by a separate utility room. A bright dual-aspect sitting room provides additional space, with both areas opening via French doors onto a stylish, low-maintenance rear garden. The ground floor benefits from wood flooring and underfloor heating throughout. Upstairs features a generous principal bedroom and en-suite, a second double bedroom with en-suite, two further double bedrooms, and a contemporary family bathroom. Outside offers a gravel driveway with EV charger, single garage, and a private rear garden with a large patio.

**LOCATION:**

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, all within walking distance. 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. The property is also within a very short distance of lovely local villages like Stockbridge, St Mary Bourne & Hurstbourne Priors.

**ACCOMMODATION:** Canopy porch with front door into:

**ENTRANCE HALL:** Spacious light & airy hallway with window to the front, generous storage cupboard for coats and shoes, with stairs to first floor, open access to the living room and doors to:

**CLOAKROOM:** Window to the rear. WC and wash hand basin within a vanity unit.

**STUDY:** Window to front.

**LIVING ROOM:** Dual aspect, spacious living room with large window to the front and french doors to the rear.

**OPEN PLAN KITCHEN/LIVING/DINING AREA:** Spacious living and dining area, flowing through to a large, well-appointed kitchen with a central island. The kitchen offers a range of eye and base-level cupboards and drawers, finished with quartz worktops. There is an inset induction hob with an extractor above and a fully tiled splashback. Integrated appliances include an eye-level double oven, fridge freezer, and dishwasher, along with an undermounted ceramic sink. French doors lead out to the rear garden.

**UTILITY ROOM:** A well-appointed room fitted with a range of eye and base-level units along one wall, incorporating an integrated washing machine and space for a tumble dryer. There is a stainless steel sink with drainer, an internal door providing access to the garage, and a rear door leading outside.

**LANDING:** A Velux window to the front allows for plenty of natural light. The staircase features a painted balustrade with a carpet runner, complemented by a solid oak handrail. Doors to:

**MASTER BEDROOM & EN-SUITE:** A generous bedroom featuring a dormer window to the rear and extensive fitted wardrobe storage. The room benefits from access to an en-suite, fully tiled with underfloor heating and well-appointed, with a dormer window to the front. The en-suite comprises a fully enclosed shower, WC, and a double wash hand basin set within a vanity unit, complemented by a wall-mounted mirrored cabinet and a heated towel rail.

**BEDROOM TWO & EN-SUITE:** A double bedroom with a dormer window to the rear and fitted wardrobes. The room leads to an en-suite featuring a fully enclosed shower, WC, and a wash hand basin set within a vanity unit, along with a wall-mounted mirrored cabinet. The en-suite is finished with a tiled floor and partially tiled walls.

**BEDROOM THREE:** Dormer window to front. Spacious double room. Access to eaves storage.

**BEDROOM FOUR:** Spacious double bedroom with dormer window to the rear and fitted wardrobes.

**FAMILY BATHROOM:** Well-appointed bathroom, fully tiled and benefiting from underfloor heating. It features a panelled P-shaped bath with an overhead shower and glass screen, a wash hand basin set within a vanity unit with a wall-mounted mirrored cabinet, a WC, and a heated towel rail.

**REAR GARDEN:** A fully enclosed rear garden featuring a generous patio that spans the length of the property and extends to the far right-hand side. The remainder is laid with high-quality artificial lawn, complemented by a low-maintenance garden shed. There are two double power sockets and outdoor lighting. The garden also benefits from gated access from the private driveway and additional side access via the garage.

**TENURE & SERVICES:**

Freehold. Mains water and electricity are connected. Private treatment tank manages drainage. Air source heat pump is installed at the property supplying heat to underfloor heating, radiators to first floor and hot water.

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.

