



6 Locksbridge Road, Picket Piece, Andover, SP11 6WJ
Asking Price £399,950



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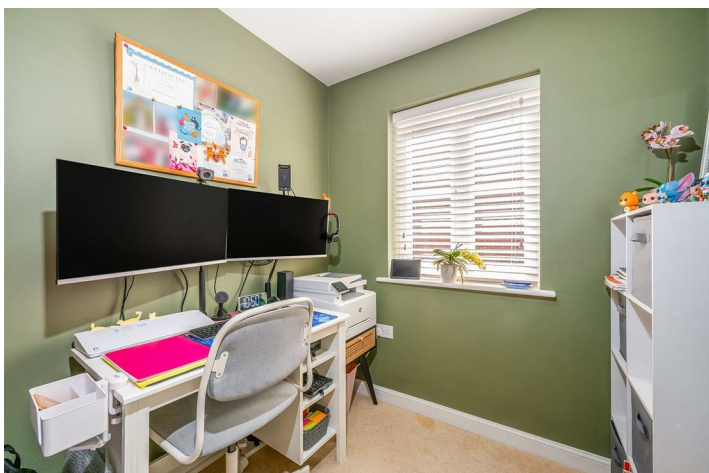
PROPERTY DESCRIPTION BY Miss Molly Scruton

This beautifully presented detached home offers stylish, modern living with a well-balanced layout and the added benefit of impressive outdoor space, making it ideal for families and those who love to entertain.

The ground floor is thoughtfully arranged, with a welcoming entrance hall leading through to a bright and comfortable sitting room, complete with a built-in 5.1 surround sound system, creating the perfect space for relaxing or movie nights. To the rear, the property really comes into its own with a spacious open-plan kitchen and dining area, designed for modern living and offering a fantastic social space with direct access to the garden. A convenient cloakroom completes the ground floor accommodation.

The former garage has been converted to provide a highly versatile additional space, benefiting from year-round air conditioning with both heating and cooling functions, making it ideal for use as a home office, gym or additional reception room.

Externally, the garden has been cleverly landscaped to create a superb entertaining space, featuring a generous patio area with a covered seating section, ideal for year-round use. The garden also benefits from a summer house and a separate outdoor office, both connected via wired internet, offering excellent options for working from home or additional leisure space, alongside a useful shed for storage.





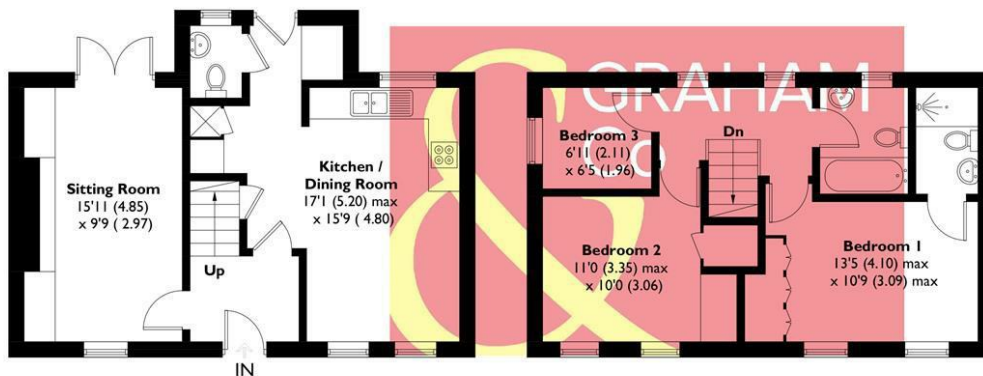
Locksbridge Park

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.



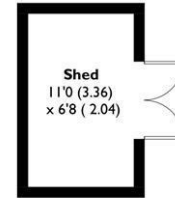


APPROXIMATE GROSS INTERNAL AREA = 929 SQ FT / 86.4 SQ M
OUTBUILDINGS = 356 SQ FT / 33.1 SQ M
TOTAL = 1285 SQ FT / 119.5 SQ M

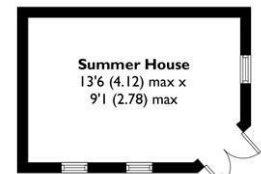


GROUND FLOOR
486 SQ FT / 45.2 SQ M

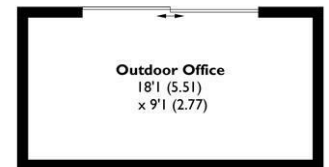
FIRST FLOOR
443 SQ FT / 41.2 SQ M



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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 (ID1295826)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: D



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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.

