

**Steeplechase Court, SP11**  
 Approximate Gross Internal Area = 139 sq m / 1497 sq ft  
 Approximate Garage Internal Area = 17.7 sq m / 191 sq ft  
 Approximate Total Internal Area = 156.8 sq m / 1688 sq ft

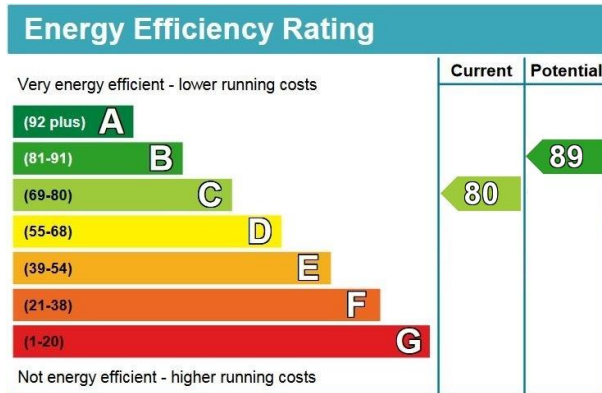


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms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



**Steeplechase Court, Andover**

**Guide Price £420,000 Freehold**



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

- Cloakroom
- Living Room
- 3 Further Bedrooms
- 2 Ensuites
- Enclosed 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.

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**DESCRIPTION:** This town house is located on the edge of the Picket Twenty development with an outlook to the rear over a paddock. The spacious and well presented accommodation has been improved by the current owners including new flooring, new tiling and sink in the kitchen, decorative panelling and an EV charging point. The living space, which is arranged on three floors, comprises entrance porch, hallway with stairs to the first floor, kitchen/dining room, cloakroom, living room with French doors to the garden, three first floor double bedrooms - one with an ensuite shower room, a bathroom and a top floor master bedroom with a walk-in wardrobe and ensuite bathroom. Outside there is a garage, two parking spaces and a fairly secluded rear garden.

**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, Busy Bees 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:** Open porch with front door into:

**HALLWAY:** Stairs to first floor, cloaks cupboard with shoe store and doors to:

**KITCHEN/DINING ROOM:** Window to front. Range of eye and base level cupboards and drawers with work surfaces over and inset one and a half bowl ceramic sink with drainer. Inset gas hob with extractor over and oven below. Integral dishwasher, space and plumbing for washing machine, space for fridge/freezer and open aspect to **DINING AREA**.

**CLOAKROOM:** WC and wash hand basin.

**LIVING ROOM:** Window and French doors to rear garden. Decorative panelled wall and fitted display unit with shelving, cupboards and TV recess.

**FIRST FLOOR LANDING:** Stairs to second floor and doors to:

**BEDROOM 2:** Window to rear with views. Fitted wardrobe cupboard and door to:

**ENSUITE SHOWER ROOM:** Newly tiled with double shower cubicle, wash hand basin and WC.

**BEDROOM 3:** Window to front and fitted wardrobe cupboard.

**BEDROOM 4:** Window to rear with views. Decorative panelling to half height.

**BATHROOM:** Window to front. Panelled bath with shower over, wash hand basin and WC.

**SECOND FLOOR LANDING:** Skylight window and door to:

**MASTER BEDROOM:** Dormer window to front. Walk in wardrobe/storage cupboard with Velux window to rear, eaves storage and door to airing cupboard with hot water tank and boiler. Door to:

**ENSUITE BATHROOM:** Velux window to rear. Panelled bath with shower attachment, wash hand basin and WC.

**OUTSIDE:** To the front there is an area of lawn with a path to the front door. The garage is located close by with an electric door, EV charging point and two parking spaces.

**REAR GARDEN:** New patio adjacent to the property leading to an area of lawn with flower and shrub borders. To the rear there is a second patio area with an outdoor kitchen, BBQ, lighting and views over the paddock.

**TENURE & SERVICES:** Freehold. Mains water, drainage, gas and electricity are connected. Gas central heating to radiators.

