



3 Greencroft, Picket Piece, Andover, SP11 6LY
Guide Price £350,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Occupying a desirable non-estate position, this individually designed modern cottage offers a rare opportunity to acquire a home full of character whilst enjoying all the benefits of contemporary living.

Built in a charming cottage style with bespoke design influences throughout, the property extends to approximately 963 sq. ft. and enjoys a bright, spacious feel from the moment you step inside. The standout sitting room benefits from attractive double-aspect windows, flooding the space with natural light and creating a welcoming environment for both relaxing and entertaining.

The well-appointed kitchen/dining room spans the rear of the property, providing ample space for everyday family life and direct access to the garden.

Upstairs, the property offers two generous double bedrooms alongside a family bathroom. A particular feature is the impressive gallery-style landing, currently utilised as an open study area, creating a versatile workspace whilst maintaining a wonderful sense of openness and light. Subject to the necessary consents, the loft space offers excellent potential for conversion, providing scope for additional accommodation in the future.

Externally, the property continues to impress with a beautifully maintained rear garden, designed for ease of enjoyment and outdoor entertaining. A recently installed garden room benefits from power and lighting, making it ideal as a home office, studio, gym or hobby room. A separate storage shed provides further practicality.

To the front, the property enjoys ample driveway parking and attractive landscaped borders, all set away from the constraints of a modern housing estate.

Homes of this style and individuality are rarely available, combining cottage charm, modern convenience and future potential in an enviable non-estate setting.



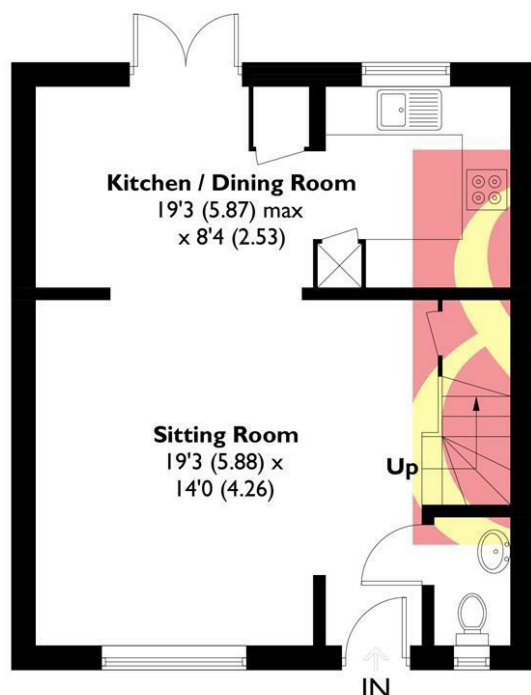


Andover offers a good range of shopping and recreational facilities including a theatre, cinema, new leisure centre, excellent selection of schools and a college for higher education. An abundance of open space and land with a selection of local nature reserve's all within walking distance of the town 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.

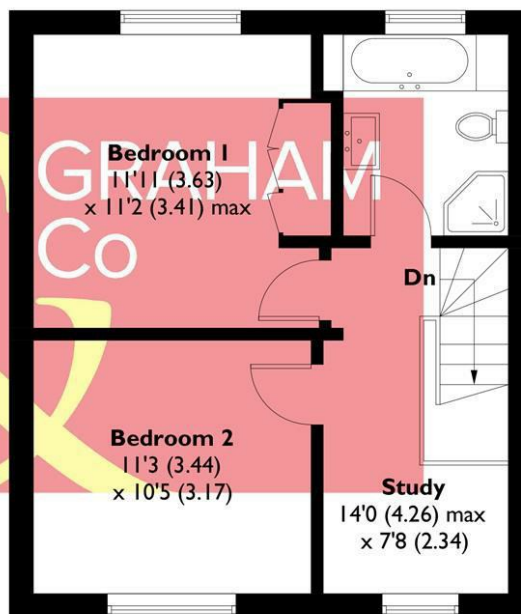




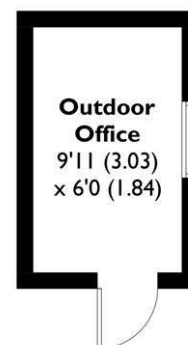
APPROXIMATE GROSS INTERNAL AREA = 885 SQ FT / 82.3 SQ M
OUTBUILDING = 78 SQ FT / 7.3 SQ M
TOTAL = 963 SQ FT / 89.6 SQ M



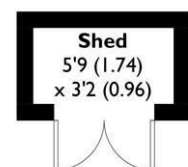
GROUND FLOOR
444 SQ FT / 41.3 SQ M



FIRST FLOOR
441 SQ FT / 41.0 SQ M



Outdoor Office
9'11 (3.03) x 6'0 (1.84)
 (Not Shown In Actual Location / Orientation)



Shed
5'9 (1.74) x 3'2 (0.96)
 (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 (ID1308614)
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Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC	

Tax Band: C



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