



17 Picket Road, Picket Piece, SP11 6UX  
Price Guide £430,000

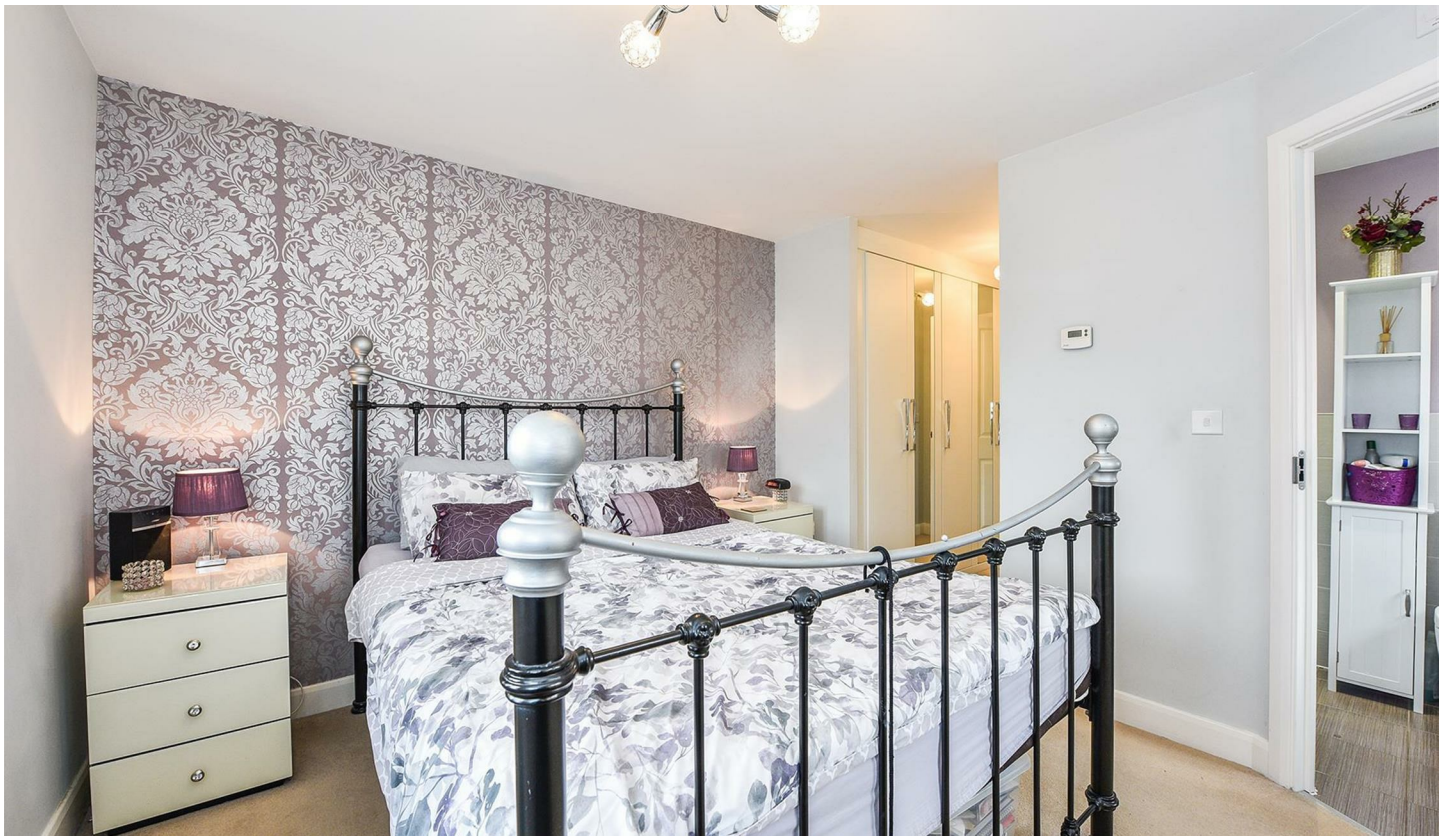


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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Tucked away at the edge of the development in the sought after hamlet of Picket Piece with open views to front , Graham & Co are delighted to offer for sale this spacious and immaculately presented four bedroom detached family home. The property itself offers well planned accommodation to include entrance hall and cloakroom, living room with bay window and an open plan fitted kitchen with built in appliance, family and dining area, french doors to garden, separate utility. To the first floor there are four bedrooms with the master having en-suite shower room and family bathroom, gas central heating and double glazing. Outside a driveway leads to the garage with the rear garden, majority walled, comprising patio, lawn , door to garage. Internal viewing is imperative for the property to be fully appreciated.





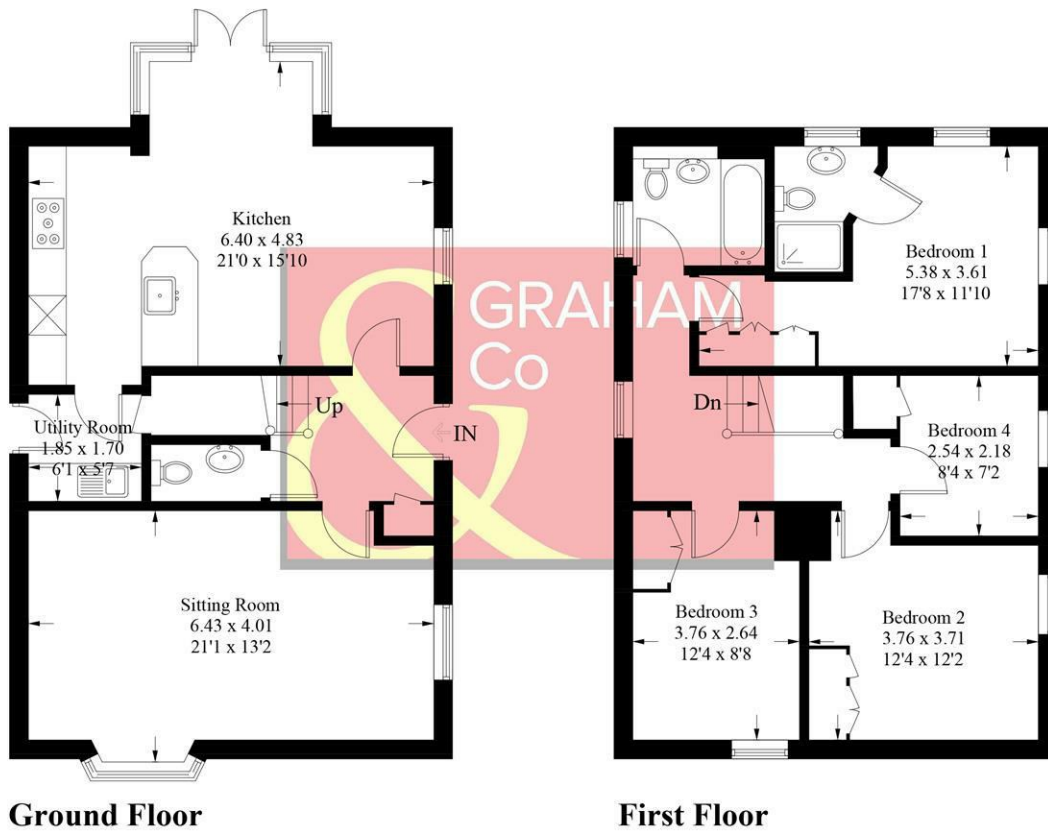
#### Locksbridge Park

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.



# Picket Road, Picket Piece, Andover, SP11

Approximate Gross Internal Area = 126.4 sq m / 1360 sq ft



**Ground Floor**

**First Floor**

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID617726)

## DIRECTIONS

From our office in London Street proceed to the roundabout and take the first exit. Take the second turning on the right into London Road and proceed to the Walworth roundabout. Take the second exit left into Walworth Road and proceed into the village of Picket Piece, where the David Wilson development 'Locksbridge Park' can be found at the mini roundabout towards the end of the village. At the roundabout turn right, driving past the sales office, and take the next left in to Picket Road.

Energy Efficiency Rating		Current	Potential
100 kWh A	101-141 B	84	93
159-200 C	155-181 D		
199-250 E	211-230 F		
251-300 G	301-350		
351-400	401-450		
451-500	501-550		
501-550	551-600		
Not energy efficient - higher running costs		England & Wales	
		EU Directive 2002/91/EC	

Tax Band: E



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If you are considering selling your home please contact us today for your free no obligation valuation

**01264 356500**

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.