



36 Locksbridge Road, Picket Piece, Andover, SP11 6WJ  
Price Guide £415,000



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#### PROPERTY DESCRIPTION BY Mr Wayne Turpin

Situated in the Hamlet of Picket Piece on the edge of Andover town yet having countryside surrounding, Graham & Co are proud to bring to the market this impressive five bedroom town house with accommodation over three floors and offered for sale in pristine condition throughout. The property itself benefits from an entrance hall with cloakroom, impressive fitted kitchen with built-in appliances and a spacious open plan living room leading to dining area and double doors leading to the rear garden. To the first floor there are two bedrooms both having en-suite shower and bathrooms with stairs leading to the second floor having three further bedrooms and family bathroom, gas central heating and double glazing. Outside a driveway provides off road parking leading to the garage with the rear garden itself well landscaped comprising patio, raised flower beds leading to artificial lawn all enclosed by wall and fencing.





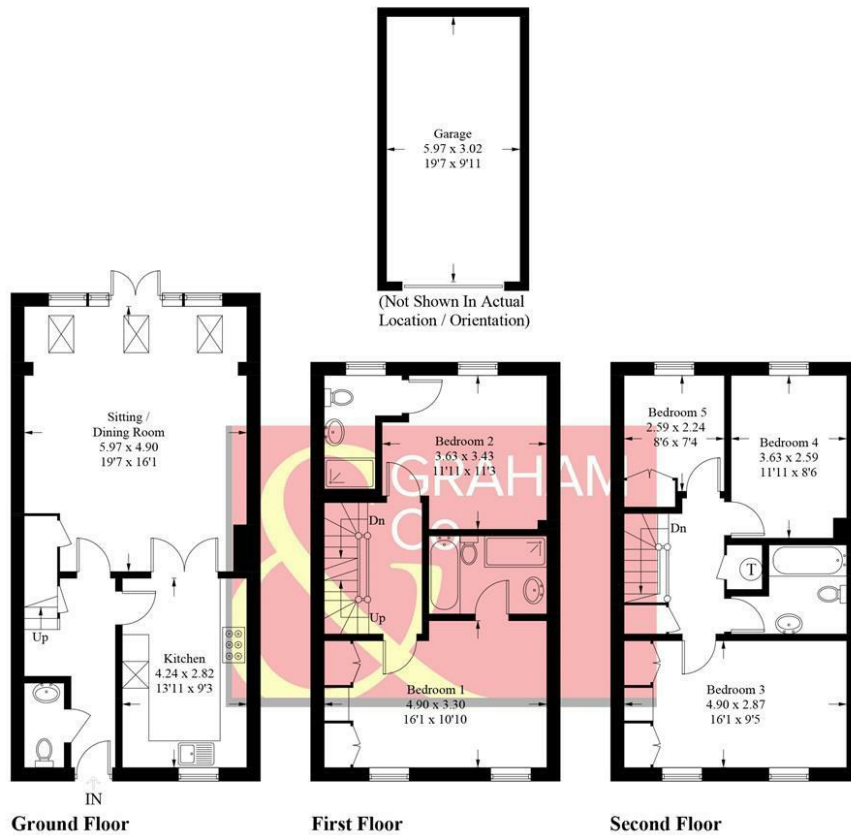
#### Locksbridge Park

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.



# Locksbridge Road, SP11

Approximate Gross Internal Area = 140.0 sq m / 1507 sq ft  
 Garage = 17.8 sq m / 191 sq ft  
 Total = 157.8 sq m / 1698 sq ft

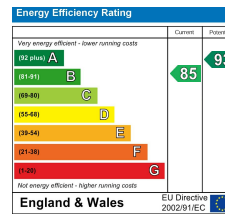


PRODUCED FOR GRAHAM AND CO

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 (ID750154)

## 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 on your right hand side.



Tax Band: E



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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.