



11 Strapp Road, Picket Piece, Andover, SP11 6XD
Asking Price £370,000



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PROPERTY DESCRIPTION BY Miss Molly Scruton

NO CHAIN! This beautifully presented double fronted family home offers well-balanced accommodation arranged over two floors and is ideally suited to families or professionals seeking a stylish yet practical living space.

Upon entering, the hallway leads through to a generous sitting room, perfect for relaxing or entertaining with three windows flooding the home with natural light. The heart of the home, however, is the kitchen-diner, which has been thoughtfully designed to create a sociable and highly functional space.

The kitchen-diner is well proportioned and enjoys a natural flow between cooking and dining areas, making it ideal for everyday family life as well as hosting guests. The kitchen is fitted with a range of contemporary units offering excellent storage and preparation space, with room for appliances, while the adjoining dining area comfortably accommodates a family-sized table. This open yet defined layout creates a warm, inviting environment that works equally well for casual meals, dinner parties, or entertaining. A separate utility area further enhances practicality, keeping appliances and laundry neatly tucked away and helping maintain a clean, uncluttered main living space.

Upstairs, the property offers three bedrooms, including a well-sized principal bedroom and two further versatile rooms suitable for children, guests, or home working. The accommodation is completed by a modern family bathroom.

Outside the garden is primarily laid to lawn with a patio area, shed and a gate.

Overall, this is a bright, well-maintained home with excellent day-to-day living space, standout kitchen-diner accommodation, and the added benefit of off-road parking — making it a superb opportunity in a popular residential setting.





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 = 966 SQ FT / 89.8 SQ M
 SHED = 30 SQ FT / 2.8 SQ M
 TOTAL = 996 SQ FT / 92.6 SQ M



= Reduced headroom below 1.5m / 5'0

(Not Shown In Actual Location / Orientation)



GROUND FLOOR
494 SQ FT / 45.9 SQ M

FIRST FLOOR
472 SQ FT / 43.9 SQ M

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 (ID845196)

Produced for Graham & Co

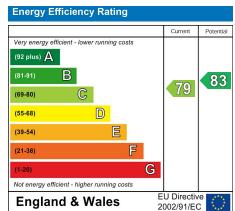
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