



11 Strapp Road, Picket Piece, Andover, SP11 6XD  
Offers In Excess Of £350,000



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## PROPERTY DESCRIPTION BY Miss Molly Scruton

### NO CHAIN AND ALL FURNITURE NEGOTIABLE

This beautifully presented double-fronted family home offers well-balanced and thoughtfully arranged accommodation across two floors, making it ideally suited to families or professionals seeking a stylish yet highly practical living environment.

Upon entering, a welcoming hallway leads through to a generous sitting room, which is flooded with natural light from three windows and provides an excellent space for both relaxation and entertaining. The true heart of the home, however, is the impressive kitchen-diner, which has been carefully designed to create a sociable, functional, and highly versatile space.

The kitchen-diner is well proportioned and benefits from a natural flow between the cooking and dining areas, making it perfectly suited to everyday family life as well as hosting guests. The kitchen is fitted with a range of contemporary units, offering excellent storage and preparation space, along with room for appliances. The adjoining dining area comfortably accommodates a family-sized table, creating a warm and inviting setting ideal for casual meals, dinner parties, or entertaining. A separate utility area further enhances practicality, keeping laundry and appliances neatly tucked away and helping to maintain a clean and uncluttered main living space.

The first floor offers three bedrooms, including a well-sized principal bedroom and two further versatile rooms, ideal for children, guests, or home working. A modern family bathroom completes the upstairs accommodation.

Externally, the garden is primarily laid to lawn and includes a patio area, a shed, and a gate, providing a pleasant and practical outdoor space.

Overall, this is a bright, well-maintained home offering excellent day-to-day living accommodation, a standout kitchen-diner, and the added benefit of off-road parking. With the advantage of no onward chain, this property represents a superb opportunity within a popular residential setting.





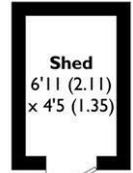
#### Locksbridge Park

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.



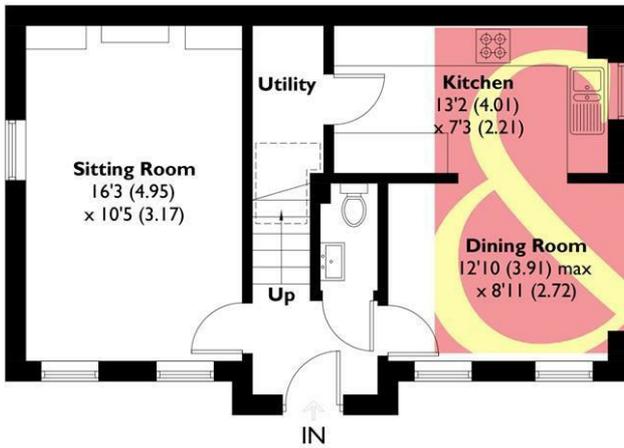


**APPROXIMATE GROSS INTERNAL AREA = 966 SQ FT / 89.8 SQ M**  
**SHED = 30 SQ FT / 2.8 SQ M**  
**TOTAL = 996 SQ FT / 92.6 SQ M**

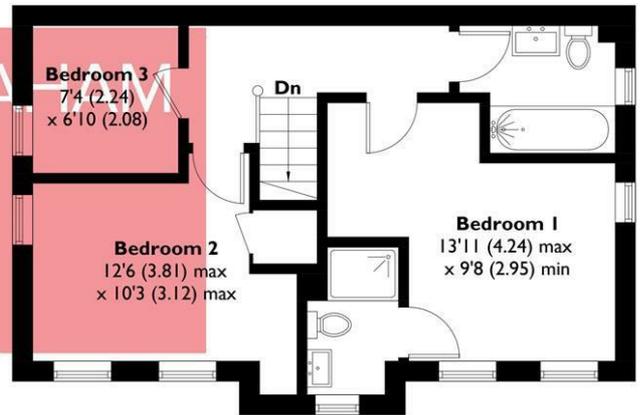


**(Not Shown In Actual Location / Orientation)**

= Reduced headroom below 1.5m / 5'0



**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Tax Band: C**



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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.

