



Hennings Studio, 10A Ox Drove, Picket Piece, Andover, SP11 6ND
Guide Price £650,000



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PROPERTY DESCRIPTION BY Mr Wayne Turpin

Graham & Co are delighted to bring to the market this stunning detached family home offered for sale in pristine condition throughout with the added advantage of a double garage/workshop and several out buildings/stables. The property itself offers well planned accommodation over two floors to include an entrance hall with cloakroom, spacious sitting room with views to front and double doors to side, modern fitted kitchen and a family/dining room with double doors leading to the rear garden. To the first floor there are three bedrooms and a modern fitted spacious bathroom, central heating and double glazing. Outside the grounds are L-Shaped and of good size with a sweeping driveway leading to the front and side, gardens with patio and lawn, a double garage with workshop and store further stabling/workshops and stores offering great potential.



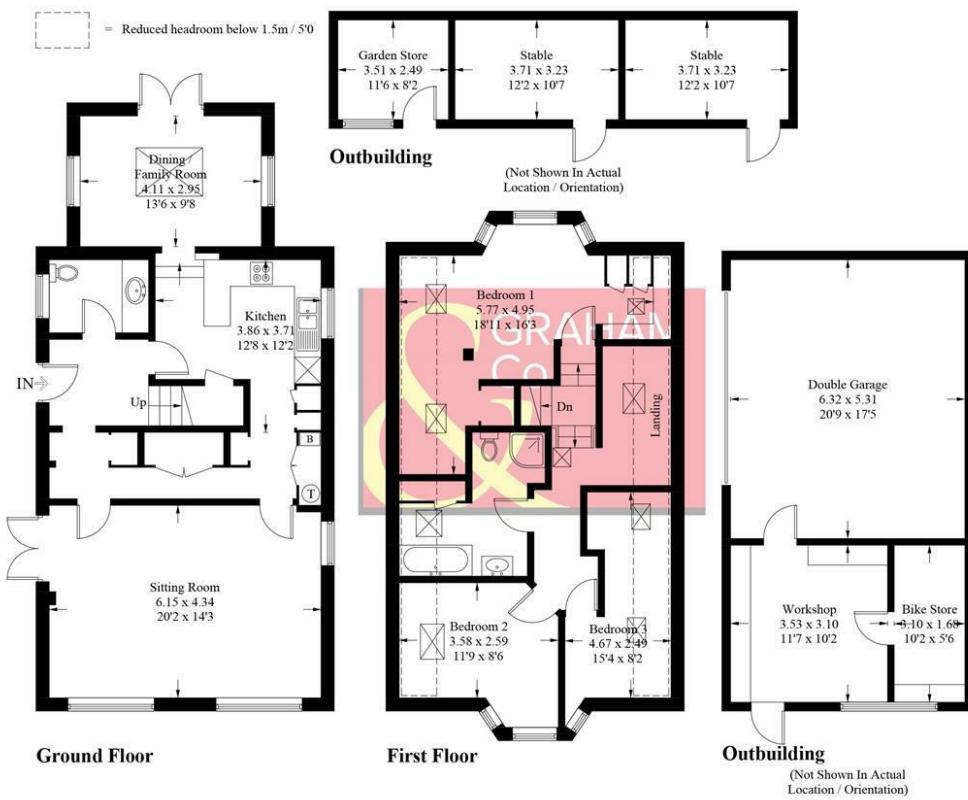


The property is situated in the Ox Drove, a quiet residential lane, located on the eastern outskirts of Andover. There is a nearby village hall, public house with restaurant, camping facilities and a golf driving range. The town of Andover offers a comprehensive range of shopping, leisure and educational facilities, as well as a main line railway station providing fast services to London (Waterloo) in just over an hour. The A303 is close at hand allowing convenient road access to London and the West Country. The nearby town of Whitchurch is located within a ten minute drive and also has a mainline railway station.



Ox Drove, SP11

Approximate Gross Internal Area = 138.9 sq m / 1495 sq ft
 Outbuildings = 75.9 sq m / 817 sq ft
 Total = 214.8 sq m / 2312 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 (ID1178547)

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| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (58-68) D | | | 55 |
| (39-57) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | EU Directive 2002/91/EC |

EU Directive 2002/91/EC

83

55

G

EU Directive 2002/91/EC

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