



3 Ox Drove, Picket Piece, Andover, SP11 6ND
Asking Price £1,250,000



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PROPERTY DESCRIPTION BY Mr Guy Sommerville

Space, privacy and possibility come together at this substantial family home, occupying approximately 2.37 acres on the outskirts of Andover. Offering over 3,500 sq ft of versatile accommodation, the property provides an increasingly rare opportunity to enjoy extensive grounds without giving up convenient access to the town's amenities, schools and transport connections. Approached via a private driveway and screened by mature trees, the house feels wonderfully secluded from its surroundings. The extensive grounds provide room for children to play, dogs to roam and family and friends to gather, while also giving the next owners the freedom to shape the outside space around their own interests and ambitions. For those seeking a more outdoor-focused lifestyle, the land could accommodate landscaped gardens, vegetable plots, an orchard or extensive entertaining areas. Buyers may also wish to explore its suitability for keeping animals, equestrian use, workshops, additional garaging or leisure facilities. Any change of use, building work or development would, where required, remain subject to the necessary planning and other consents. The amount of space surrounding the house also creates interesting longer-term possibilities. Depending upon individual requirements and the relevant permissions, there may be scope to consider ancillary accommodation, a home office or studio, a gym, swimming pool or further development. No specific planning potential is implied, and purchasers should make their own enquiries, but the property provides a valuable degree of flexibility that is difficult to find so close to Andover. Inside, the accommodation is equally generous. A welcoming entrance hall leads to a spacious sitting room, separate study and substantial family/dining room. At the heart of the house is an impressive open-plan kitchen and family room, creating a relaxed and sociable space for everyday life and entertaining. A separate utility room provides additional practicality, while the integral double garage offers secure parking and useful storage. The study is ideal for those working from home, although the overall layout provides plenty of flexibility for hobbies, visiting family or multigenerational living. The first floor offers five bedrooms and four bathrooms.

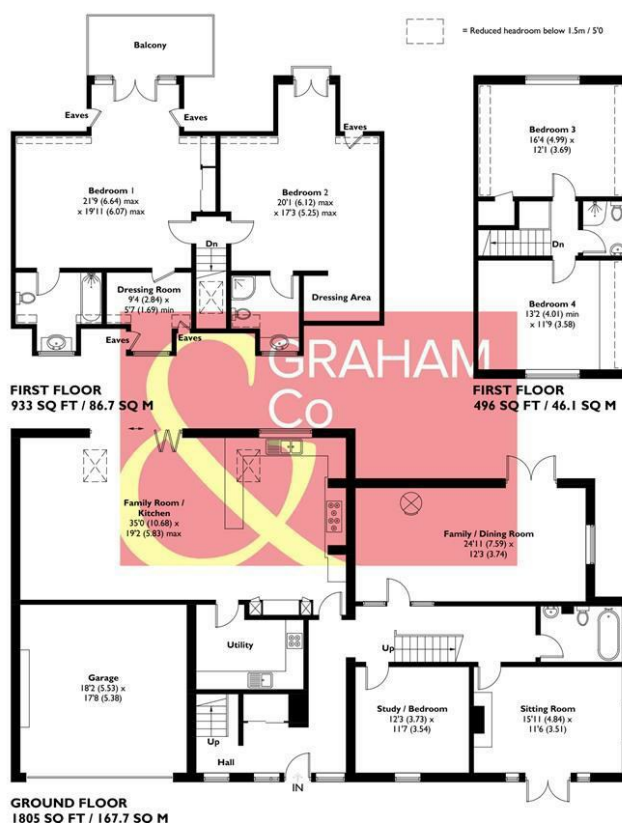




Andover offers a wide range of shopping, leisure and educational facilities, together with a mainline railway station providing services to London Waterloo. The nearby A303 also gives convenient road access towards the M3, London and the West Country.



APPROXIMATE GROSS INTERNAL AREA = 3234 SQ FT / 300.5 SQ M
GARAGE = 328 SQ FT / 30.5 SQ M
TOTAL = 3562 SQ FT / 331.0 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 (ID1317426)

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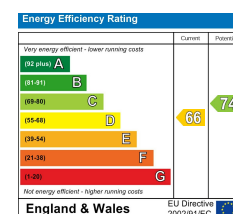
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