







## Forest Lane, Picket Twenty Andover, Hampshire, SP11 6LG

- NO ONWARD CHAIN
- Kitchen/Living Room
- Dining Room
- Garage with self contained annexe
- Attractive Terrace
- Detached Four bedroom house with landscaped garden
- Sitting Room
- Spacious accommodation throughout
- Sauna & swimjet/sauna
- Close to Amenties & Andover Town

### The Property

Property:-

Forest View House was built in 2003 to a very good specification with brick and timber clad elevations under a slate roof. The property benefits from a very well considered layout with a glazed entrance lobby opening into a light reception hall which leads to an open plan kitchen/breakfast room. There is an excellent range of grey painted Shaker units with Dekton worktops, a Cuisine master oven with gas hob with integrated appliances. There is also a wood burner. A very good utility room has fitted cabinetry, and a separate cloakroom with a charming stain glass window and Mediterranean tiled flooring, office with built in shelving.

The breakfast room leads to the dining room and also the conservatory. In the sitting room, there is a feature stone mantle piece and open fire which is the natural focal point in this elegant room. French doors lead onto the courtyard.

A fine staircase leads to a bright landing which has excellent storage. On the first floor, there are four bedrooms with built in storage. The main bedroom has a walk in wardrobe and en-suite with a bath and walk in rainfall shower. There is a family bathroom, and two of the three bedrooms have wash hand basins.

The property is approached off Forest Lane through electric timber gates into an excellent forecourt with ample parking. To the left of this entrance is a wild flower area. On the western boundary, there is a row of pleached lime trees under planted with a yew hedge. To the rear, the secluded courtyard is planted with a mature eucalyptus tree, a large betula

### Location

Ground Floor: - Hallway, Study, Kitchen/Living Room, Utility Area, Cloakroom, Study, Dining Room, Sitting Room, Conservatory.

First Floor:- Main Bedroom with dressing room, en-suite and balcony, Two Bedrooms with sinks, Fourth Bedroom, Family Bathroom, Airing Cupboard, Double Cupboard.

Outside:- Front and rear gardens which are mainly laid to lawn, Block paved driveway, Attractive Courtyard & Landscaping, Swim jet jacuzzi, Sauna.

Double Garage with parking for one car, the other is storage

Double Garage/ Annexe - Ground floor hall and Cloakroom with Shower, first floor open plan Kitchen/Bedroom /Living Area.

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

Rent: £775,000

A spacious four bedroom property with garage and self-contained annexe within beautifully landscaped gardens.

NO ONWARD CHAIN

Size: X,XXX sq ft

Council Tax: , Band F



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**Dilapidation Deposit:** Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

**Holding Deposit:** Equivalent to one weeks' rent.

**Services:** Mains gas, electricity, water and telephone.

**Other Fees:** See Website.



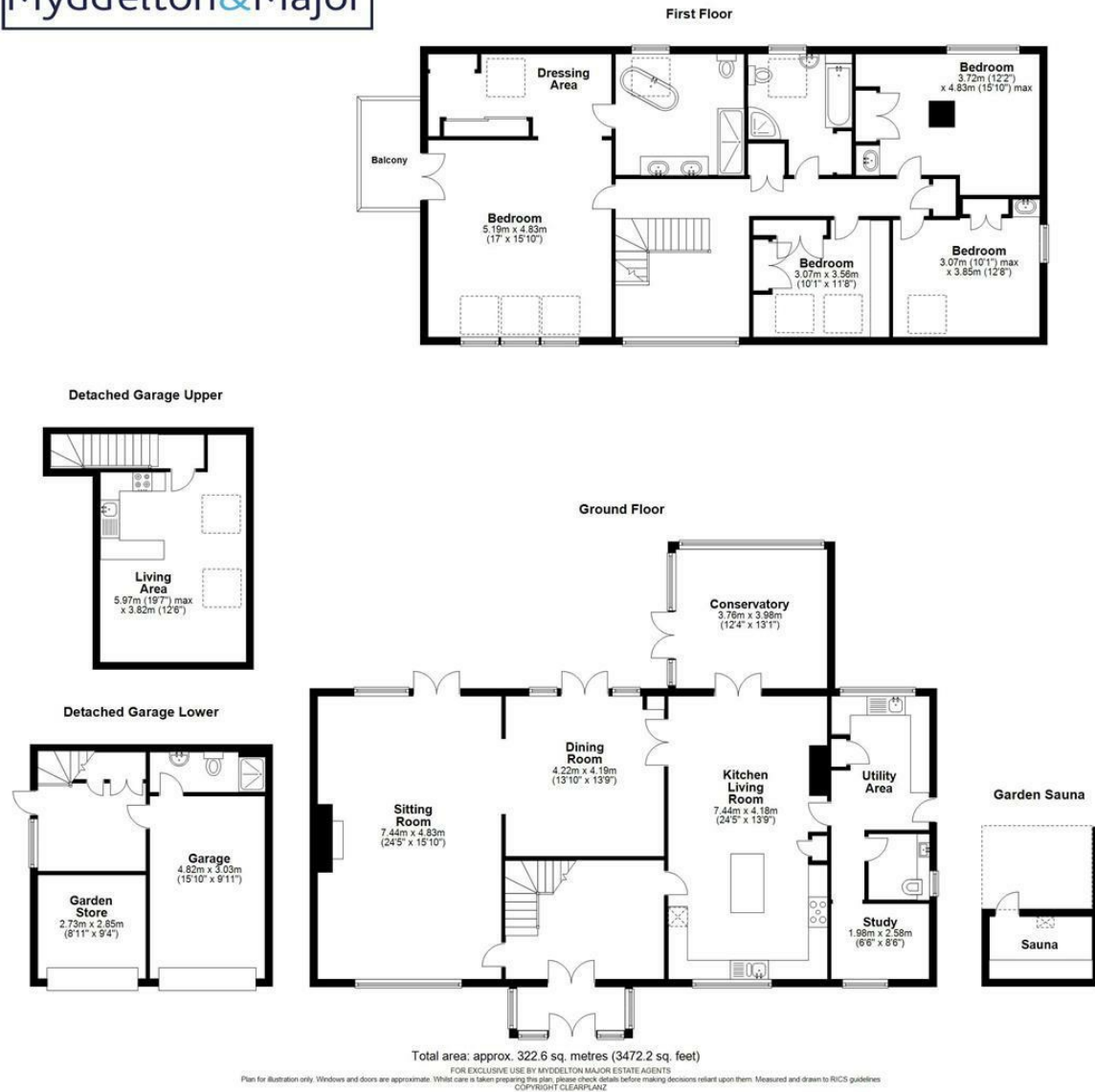






Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## Myddelton&Major



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