



**FLINT COTTAGE, OX DROVE
PICKET PIECE, ANDOVER, HAMPSHIRE**

EVANS & PARTRIDGE











FLINT COTTAGE, OX DROVE, PICKET PIECE, ANDOVER, HAMPSHIRE, SP11 6ND

A MODERN NON-ESTATE FOUR BEDROOM SEMI-DETACHED HOUSE PROVIDING BEAUTIFULLY PRESENTED ACCOMMODATION TOGETHER WITH A LARGE GARAGE AND WESTERLY FACING GARDEN, SET BACK FROM THE ROAD IN PICKET PIECE CLOSE TO THE RENOWNED BOURNE VALLEY AND NORTH WESSEX DOWNS AN AREA OF OUTSTANDING

**RECEPTION HALL, CLOAKROOM, SITTING / DINING ROOM, KITCHEN / BREAKFAST ROOM
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, FAMILY BATHROOM
LARGE BED / SITTING ROOM WITH EN SUITE SHOWER ROOM
SEMI-DETACHED GARAGE, ADDITIONAL PARKING AREA
ENCLOSED REAR GARDEN**

OFFERS INVITED AROUND: £410,000 Freehold

DESCRIPTION

A modern semi-detached house with brick elevations beneath a tiled roof with the benefit of photo-voltaic roof panels producing electricity and oil fired central heating. There is an open fireplace in the reception room but due to the excellent efficiency rating of the house this has yet to be used. The property also benefits from a substantial residual part of a structural defects warranty and a garage with EV charging point and up and over door. The accommodation comprises entrance hall and cloakroom, living/dining room with door to the garden and a well fitted kitchen/breakfast room with integral appliances. On the first floor there is a principal bedroom with en suite shower room, two further bedrooms and a family bathroom, on the second floor there is a further large bedroom also with en suite. Outside there is off-road parking in addition to the garage and a well enclosed westerly facing rear garden with patio, ideal for entertaining.

LOCATION

The property is situated in a rural setting in an area known as Ox Drove, located on the eastern outskirts of Andover. The town 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.

ACCOMMODATION

Reception Hall	Ceramic tiled flooring. Turned staircase with exposed balustrade on one side rises to the first floor. Corner display shelf. Coat hooks. Ceiling light point. Panelled doors to kitchen/breakfast room and cloakroom.
Cloakroom	White suite comprising raised ceramic wash hand basin on roll top surface with metro tiled splashback and double cupboard beneath. Low level WC. Ceramic tiled flooring. Ceiling light point.
Kitchen / Breakfast Room	Ceramic 1½ bowl sink unit with mixer tap and drainer. Concealed water softener. An extensive range of pastel coloured high and low level cupboards and drawers. Long oak effect work surfaces, including peninsular breakfast bar on chrome post, surrounding dresser style unit with high level glazed china display cabinets. Under counter oven and grill, four ring ceramic hob above, coloured glass splashback, extractor fan and light over. Integrated fridge and freezer. Integrated dishwasher and recycling area. Recess and plumbing for washing machine. Ceramic tiled flooring throughout. Two ceiling light points. Windows to front and side aspect. Fuse box. Upright space saving radiator. Door to under stairs storage cupboard. Panelled door into:

Open Sitting / Dining Room Large open brick fireplace with slate hearth. Glazed double doors and window to rear aspect opening onto the rear terrace and main garden. Two ceiling light points.

FIRST FLOOR

Landing Balustrade continues overlooking the stairwell. Further turning staircase with similar balustrade to side rises to the second floor. Ceiling light point. Panelled doors to:

Principal Bedroom (Double bedroom) Oak effect flooring. Window to rear aspect overlooking the main garden. Ceiling light point. Panelled door to:

En Suite Shower Room White suite comprising wash hand basin with mixer tap and electric mirror above. Double cupboard beneath. Low level WC. Sliding glazed door into large tiled shower enclosure with mixer shower. Oak effect flooring. Glass display shelf. Obscure glazed window. LED down lighters. Extractor fan.

Bedroom Two (Double bedroom) Window to the front aspect. Pendant light point.

Bedroom Three (Single bedroom or ideal Study) Oak effect flooring. Window to rear aspect. Pendant light point.

Family Bathroom White suite comprising wide contemporary wash hand basin with mixer tap and electric mirror above. Double cupboard beneath. Low level WC. P-shaped corner bath with side mixer tap, tiled surround and mixer shower above. Oak effect flooring. Obscure glazed window. Chrome towel radiator. Ceiling light point. Extractor fan.

SECOND FLOOR Panelled door into:

Large L-Shaped Bed / Sitting Room Two Velux skylights to the front aspect, one to the rear aspect. Pendant ceiling light point. Deep alcove. Eaves storage cupboards. Panelled door into:

En Suite Shower Room White suite comprising basin with mixer tap, electric mirror above, double cupboard beneath. Low level WC. Corner curved glass/tiled shower enclosure with mixer shower. Limed oak effect flooring. Obscure glazed Velux skylight. LED down lighters and extractor fan. Chrome towel radiator.

OUTSIDE The property is set well back from the lane. Wide splayed paved approach onto long stone edged gravel driveway. Lawn extending to one side. Close boarded fencing to the boundary. Drive leads down to an extensive block paved frontage, running in front of Flint Cottage and the neighbour, providing access to the house and garage. Additional parking area to flank side of property where there is also oil tank and external boiler within insulated case. Curved brick retaining wall to side boundary with fencing above. Further parking space to the front of the garage and along the grass verge if required.

Garage (Semi-detached) Constructed of brick elevations beneath a hipped tile roof. Concrete base. Light and power connected. Fully boarded loft space with folding timber ladder and hatch. Electric vehicle charging point.

Main Garden Access via an iron gate to the side of the property extends to the rear of the house, comprising a generous slate paved patio area enclosed by staggered brick retaining wall. Brick steps to one end rise onto main lawn, gently sloping and well enclosed on all sides by close boarded fencing. Outside lantern style light. Small lean-to shed. Water butt. External power points.

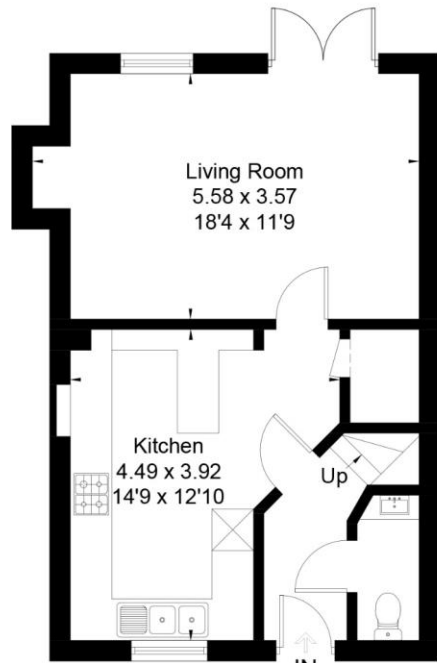
Services	Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP11 6ND
Council Tax Band	C

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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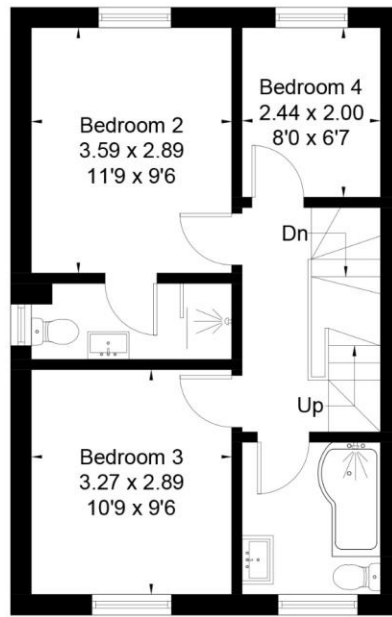
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Approximate Floor Area = 110.0 sq m / 1184 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 128.6 sq m / 1384 sq ft



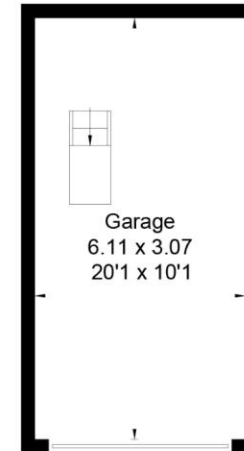
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64461

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
85-91	B	84	86
69-84	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	