



EVANS & PARTRIDGE

**4 OAK TREE GARDENS
PICKET PIECE**















4 OAK TREE GARDENS, WALWORTH ROAD, PICKET PIECE, ANDOVER, SP11 6ZF

A MODERN DETACHED HOUSE WITH SPACIOUS OPEN PLAN LIVING, THREE/FOUR BEDROOMS, BUILT TO AN EXCELLENT STANDARD WITH CHARACTERFUL FINISHES, ENERGY EFFICIENT (A RATED), FEATURING A LANDSCAPED GARDEN

**HIGH QUALITY MODERN BUILD
PV/SOLAR PANELS - AIR SOURCE HEATING - EPC A RATED
UNDERFLOOR HEATING DOWNSTAIRS
LARGE OPEN PLAN LIVING - STUDY - UTILITY/WC
LARGE MAIN BEDROOM - WALK IN WARDROBE - EN SUITE BATHROOM
3 FURTHER BEDROOMS - SHOWER ROOM
PROFESSIONALLY LANDSCAPED GARDEN - PARKING AND STORE**

GUIDE PRICE: £565,000 Freehold

DESCRIPTION

A good looking modern detached house with rustic Flemish bond brick elevations, including a central decorative band of bricks beneath a slate roof with cast iron style guttering. Recently added PV solar panels that complement the 'all electric' system (A rated EPC) which includes an air source heat pump and underfloor heating downstairs. The property also has a fitted alarm system. There is high quality double glazing in timber frames internally and a coloured, maintenance free aluminium external finish. This house stands at the rear of a small exclusive development of just six detached houses constructed by DCLi Builders, a renowned firm of developers who go to considerable lengths to create an attractive period style with a softer internal finish, including curved window and door reveals. To maximise space, almost the entire ground floor is open plan, providing an excellent kitchen and breakfast room, dining and living areas, together with a separate study and utility with WC. The first floor features an excellent and well proportioned principal bedroom with walk in wardrobe and en suite bathroom, along with three further bedrooms and a family bathroom. Generous parking area at the front, to the rear there is a well enclosed level garden that has been attractively landscaped by the present owners, who have lived in the property from new.

LOCATION

On the eastern outskirts of Andover and within a short distance of 24 hr supermarkets and a good selection of out-of-town stores. The area benefits from a village hall, the popular Finkley Down Farm complex, a Commercial Centre with garden centre and Post Office as well as the Wyke Down pub (all within a short walk) and a bus service.

ACCOMMODATION

Approach

Access from the driveway leads to a slate covered porch supported on exposed posts set on brick plinths. Indian sandstone/brick floor with lantern style light overhead. A hardwood front door, with glazed panels, leads into the hall with staircase to the first floor. Panel door to study and opening into:

Main Living Area

Open plan spacious L shaped and dual aspect and very light room providing a sitting area, dining area and kitchen breakfast room, ideal for entertaining.

Sitting Area	Front facing picture window. Porcelain tiled flooring with underfloor heating and LED downlighters.
Dining Area	Glazed double doors to rear terrace and garden. Porcelain tiled flooring with underfloor heating. Space for dining table and sideboard.
Kitchen Breakfast Room	Range of high and low level fitted units with quartz worktops and matching upstands. One and a half bowl stainless steel sink unit with mixer tap and tiled splashback. Integrated dishwasher and freezer with provision for fridge unit and recycling storage. Quartz topped island with breakfast bar, hob and extractor above. Under counter oven and grill with storage drawers and cupboards. Porcelain tiled flooring with underfloor heating and LED downlighters. Glazed double doors to rear terrace. Walk in storage cupboard beneath stairs. Door to utility/cloakroom.
Study	Fitted desk with shelving. Front facing window. LED downlighters.
Utility/Cloakroom	Work surface with tiled splashback and Belfast style sink unit with storage beneath, high cupboard housing fuse box. Underfloor heating manifold. Space for fridge/freezer and washing machine with room above for stacked dryer. Low level WC. Obscure glazed side window.

FIRST FLOOR

Central Landing	Pendant light and LED downlighters. Doors to bedrooms and family shower room.
Principal Bedroom	Double bedroom with front facing windows. Open shelving area. Deep walk in wardrobe with comprehensive fitted storage. Door to:
En Suite Bathroom	Bath with mixer tap and shower above with tiled surround and screen. Wash hand basin with storage drawers and heated mirror above. Low level WC. Chrome towel radiator. Oak effect flooring. Obscure glazed front window.
Bedroom Two	Double bedroom with rear facing window overlooking the garden.
Bedroom Three	Bedroom with rear facing window overlooking the garden. Oak effect flooring.
Bedroom Four	Currently used as dressing room with long fitted wardrobes behind sliding doors, one mirrored, rear aspect.
Plant Room	Pressurised hot water cylinder, expansion tanks and Daikin air source heat pump exchanger. useful additional storage for linen, etc.
Family Shower Room	Vanity unit with basin and storage beneath and heated mirror. Low level WC. Corner shower enclosure with mixer shower. Oak effect flooring. Chrome towel radiator. Side window.
OUTSIDE	Oak Tree Gardens is a development of six detached homes set back from the road. The property is positioned to the rear of the development with gravel parking to the front and planted borders beside the porch. Timber gates provide side access.
Rear Garden	Landscaped with sandstone terraces, circular patio and raised seating area. Gravel paths connecting terraces divided by lawns, raised beds with shrubs and small trees. All enclosed by fencing, hazel panels and hedging. Sandstone paved area to the side with timber lean-to outbuilding suitable for storage or workshop use.

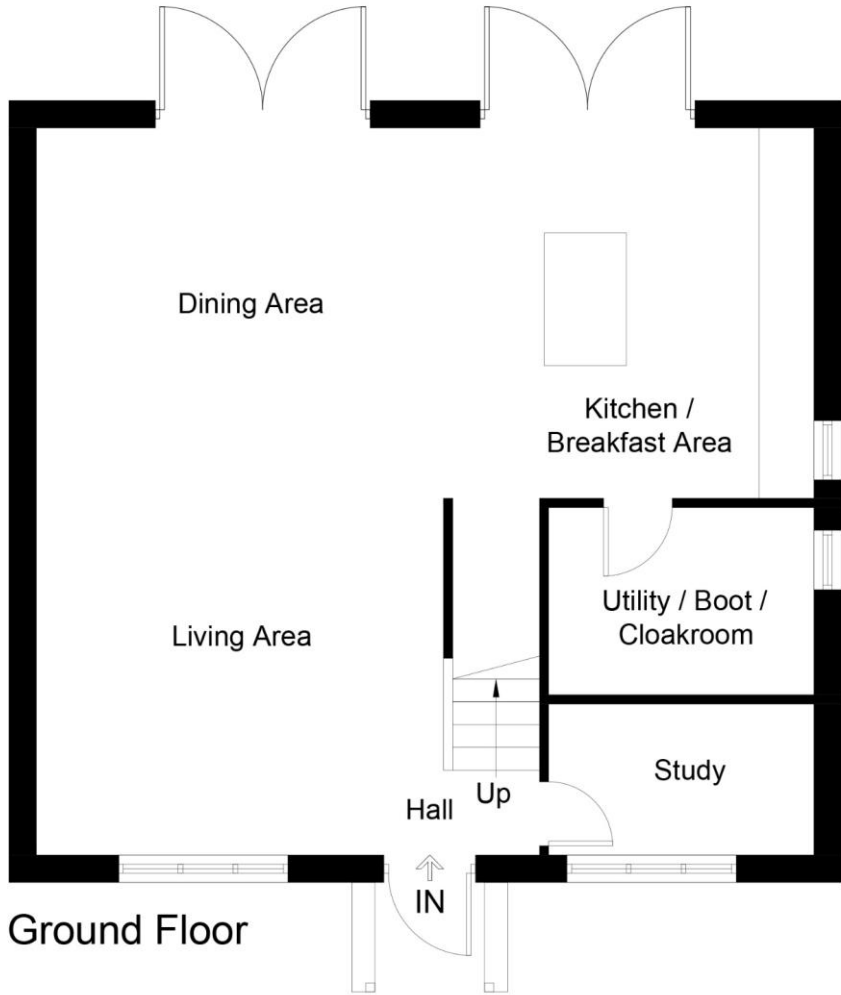
Services	Mains water, shared private drainage, air source heat pump, and solar PV panels. Fast Broadband connection. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Agents Additional Note	There are management fees payable for this property which were approximately £625 per annum for 2025.
Directions	SP11 6ZF
Council Tax	Test Valley Borough Council - Band F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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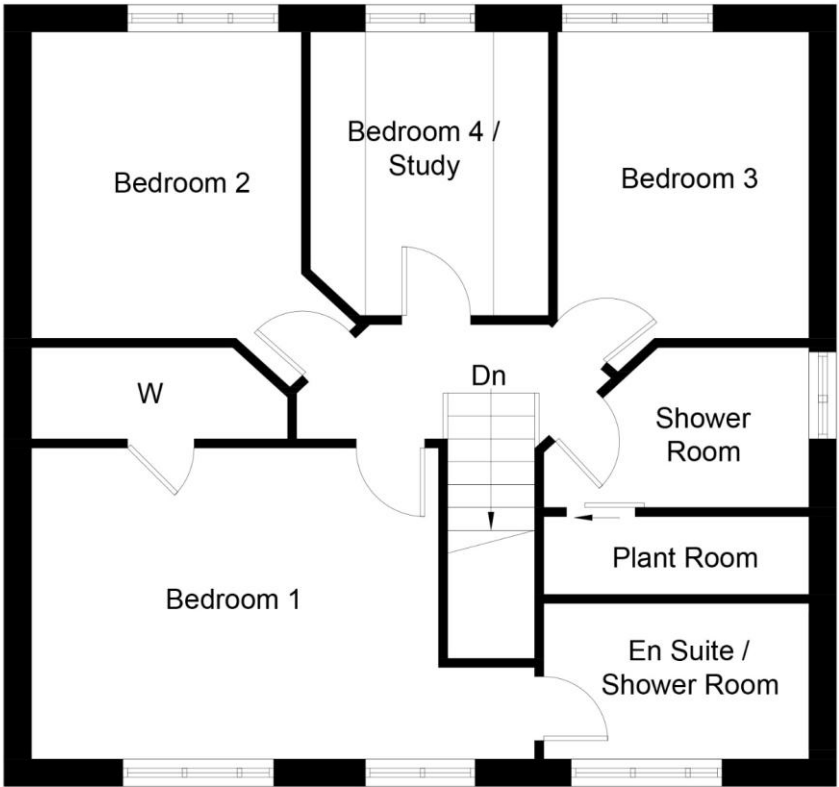
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Approximate Floor Area = 135.7 sq m / 1461 sq ft



Ground Floor



First Floor



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