



EVANS & PARTRIDGE

**PLUM TREE CORNER
PICKET PIECE, ANDOVER**















PLUM TREE CORNER, 1 DEXTER COURT, OX DROVE, PICKET PIECE, ANDOVER, HAMPSHIRE,

AN IMPRESSIVE AND EXTREMELY WELL APPOINTED DETACHED FAMILY HOUSE, RECENTLY EXTENDED AND FEATURING A STUNNING OPEN PLAN KITCHEN WITH AMPLE PARKING, A GARAGE AND BEAUTIFULLY LANDSCAPED PRIVATE GARDEN

**AN OUTSTANDING DETACHED FAMILY HOUSE
LANDSCAPED PRIVATE GARDEN WITH FIRE PIT AREA
EXTENSIVE LIVING ACCOMMODATION CENTERING ON STUNNING KITCHEN
FOUR DOUBLE BEDROOMS (ONE WITH EN SUITE), LARGE FAMILY BATHROOM
EXTENSIVE PARKING AND GARAGE
SET BACK FROM THE ROAD WITH EASY ACCESS TO ANDOVER AND THE BOURNE VALLEY**

OFFERS INVITED AROUND: £825,000 Freehold

DESCRIPTION

A detached house that has recently been extended and completely modernised by the present owner to an extremely high standard with tasteful finishes. New air source heating has been installed with underfloor heating throughout the ground floor and radiators upstairs. The flooring is all oak, porcelain tiles or luxury carpeting. Panelling and feature walls have been installed into almost every room and the whole house has been redecorated using Farrow and Ball. The accommodation includes a large central hall and cloakroom, sitting room with a new log burning stove and media recess above, separate study and a large living/dining area which opens into a substantial new kitchen/breakfast room with island and lantern roof area. This main living zone has two sets of folding glazed doors to the rear terrace and garden. The original kitchen now provides a spacious utility/boot room. On the first floor the large main bedroom has an excellent en suite. There are three further double bedrooms, all with built-in storage, and family bathroom. The property is set back from the road with extensive parking and single garage to the front. The well enclosed wrap round rear garden enjoys privacy and has been professionally landscaped with extensive terrace, decked areas and fire pit.

LOCATION

The property is situated off a private drive serving just two other properties just off Ox Drove, a country lane on the outskirts of Picket Piece, a semi-rural area 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. Andover offers a comprehensive range of shopping, educational, medical and leisure facilities, including a newly constructed Leisure Centre as well as a mainline railway station providing fast services to Waterloo in just over the hour. The A303 is close at hand allowing convenient access to London and the West Country and the picturesque town of Stockbridge, traversed by the renowned River Test, is approximately 9 miles away. The cathedral cities of Winchester and Salisbury are both within 30 minutes' drive, as is Basingstoke.

Agent's Note: The property is situated within 1.5 mile of the North Wessex Downs, an extensive and stunning Area of Outstanding Natural Beauty providing excellent walking and cycling and a great choice of pubs and restaurants.

ACCOMMODATION

Entrance Porch

Wide, beneath a tiled roof on exposed post standing on low brick wall. Timber clad ceiling. Two LED down lighters. Block paved floor. UPVC/decorative glazed door leading into:

Reception Hall	(A large central space) Turning staircase with exposed balustrade to one side rising to galleried landing and first floor. Oak flooring. Coir mat at threshold. Decorative low level panelling to all walls. Low door to under stairs storage cupboard. LED down lighters. Painted panelled doors to cloakroom, sitting room, study and an open plan living/dining room with substantial adjoining kitchen/breakfast room.
Cloakroom	White suite comprising wash hand basin with side mixer tap and cupboard beneath, metro tiled splash back, wide mirror above. Low level WC. Oak flooring. Decorative panelling to one wall. LED down lighters. Extractor fan.
Sitting Room	(Double aspect) A good size reception room centering on an open fireplace housing a new rolled steel log burning stove on raised stone hearth. Oak display sill above with recessed area over with power to have a large flatscreen television or picture. Oak flooring throughout. Wallpapered feature wall. Two windows to the front aspect. Further window to side aspect. LED down lighters.
Living / Dining Room	(Leading through to substantial luxury kitchen) Aluminium folding glazed doors opening onto the rear garden and overlooking fire pit/seating area. Further picture window to side aspect overlooking decked terrace. Feature panelling to one wall. Oak flooring throughout. LED down lighters. Wide opening leading through:
Study	Window to side aspect. Herringbone oak parquet flooring. LED down lighters. Decorative panelling to one wall.
Luxury Kitchen / Breakfast Room	(A substantial open plan living space incorporating a brand new extension with a large aluminium frame glazed lantern above, two windows to the rear aspect and aluminium folding glazed doors opening onto the main terrace and rear garden) Ceramic Belfast sink unit with mixer tap. Extensive polished quartz work surfaces with similar upstand and window sills. An extensive range of pastel colour washed Shaker style midnight blue high and low level cupboards and drawers incorporating a number of deep pan drawers, full height pull out larder carousel and pantry cupboard. Integrated double oven with grill, separate integrated microwave/combi oven above, recess and plumbing for American style fridge/freezer with storage over, integrated dishwasher and recycling area, under counter glass fronted wine fridge. Substantial oak topped central island with long breakfast bar to one side, cupboards to either end, cupboards and drawers to opposite side. Porcelain tiled flooring throughout. LED down lighters. Panelled door to:
Large Galley Utility / Boot Room	(Formerly a kitchen) Twin bowl ceramic sink unit with central mixer tap and polished granite drainer to one side. Long polished granite work surfaces with similar upstand and window sill. An extensive range of Farrow and Ball washed high and low level cupboards and drawers with deep pan drawers. Integrated fridge and freezer. Recess and plumbing for washing machine. Solid oak block raised area and side panel with space for dog bed beneath. Oak flooring. Picture window with shutters to front aspect. LED down lighters. Coir mat at threshold with half glazed door to outside.

FIRST FLOOR

Galleried Landing	A large central area with balustrade overlooking stairwell and part of hall. Space for chandelier/contemporary light fitting. Surrounding LED down lighters. Loft hatch. Low level decorative panelling to all walls. Window to side aspect. Door to deep airing cupboard housing pressurised hot water cylinder, light above. Further black washed panelled doors to:
Principal Bedroom Suite	(Substantial double bedroom) Picture window to rear aspect overlooking the rear garden with far reaching views over rooftops to distant woodland and countryside. Decorative panelling to one wall. Two built-in double wardrobe cupboards. LED down lighters. Black washed panelled doors into:

Luxury En Suite

(Large and well appointed) Quartz topped wash stand with twin raised oval basins, each with waterfall tap, twin double cupboards beneath, metro tiled splash back and space above for electric mirror. Tall cupboards to one end. Low level WC with concealed cistern to other end. Opening to end of frameless glass screen into large metro tiled wet area with overhead and handheld shower attachments. Wide bottle recess. Porcelain tiled flooring. Chrome towel radiator. LED down lighters. Extractor fan. Obscure glazed window.

Bedroom Two

(Large dual aspect double bedroom) Windows to front and rear aspect, the rear with far-reaching views towards distant countryside over neighbouring rooftops. Twin built-in double wardrobe cupboards. LED down lighters. Decorative panelling to one wall.

Bedroom Three

(Double bedroom) Decorative panelling to one wall. Window to front aspect. Built-in double wardrobe. LED down lighters.

Bedroom Four

(Dual aspect double bedroom) Windows to front and side aspects. Built-in double wardrobe cupboard. LED down lighters.

Family Bathroom

(Spacious and well appointed) White suite comprising P-shaped bath with mixer tap and mixer shower to one end with overhead and hand held attachments. Metro tiled surround and glass shower screen. Pedestal wash hand basin with metro tiled splash back, electric mirror above. Low level WC. Patterned ceramic tiled flooring. Obscure glazed window. LED down lighters. Shaver socket. Extractor fan.

OUTSIDE**Front**

The property is accessed off Ox Drove, set back off a tarmac roadway with herringbone block paved apron and gravel drive providing access to the property and one detached neighbour. Substantial gravelled frontage providing extensive off-road parking and access to the single garage, part screened by black washed timber fencing with trellis above, photinia bushes and ornamental tree, sleeper retained raised gravel border with lavender and shaped conifers. Shingle and buxus young hedgerow along walls. Outside tap and lights. There is also a row of Italian conifer trees to the side boundary. Timber gate leading through to the rear garden. Deep log store to one end. Paved approach to front entrance porch.

Garage

Constructed of timber frame and clad elevations beneath a tiled roof. Semi-detached with the neighbouring property is the pegged oak frame garage with barn style double doors opening onto the driveway. Air source heat pump behind.

Main Rear Garden

This is an attractive feature of the property which has been beautifully landscaped and enjoys privacy. Substantial split level sandstone terraced area linked by wide sandstone steps leading round to composite decked terrace, which at one end extends beneath a pergola where there is a traditional barrel shaped hot tub heated by a log burning stove (available by separate negotiation), all well enclosed by close boarded fencing with trellis above. Fire pit area in the centre of the lawn, sunken with paved floor, horseshoe shaped bench surrounds raised brick fire pit, all enclosed with painted sleepers. Level lawned areas with well stocked herbaceous borders containing ornamental conifers, laurels, photinia and a number of specimen and fruit trees, including weeping cherry, apple, pear, laurel and olive.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

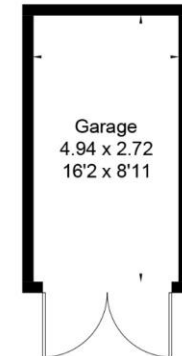
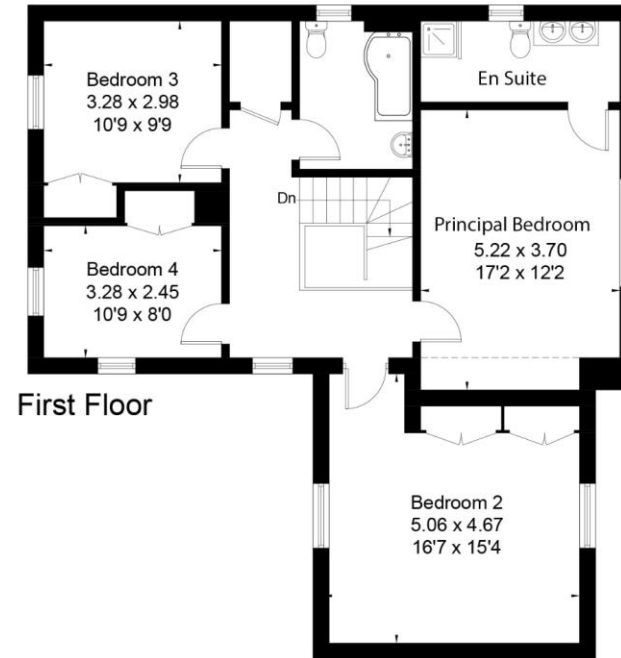
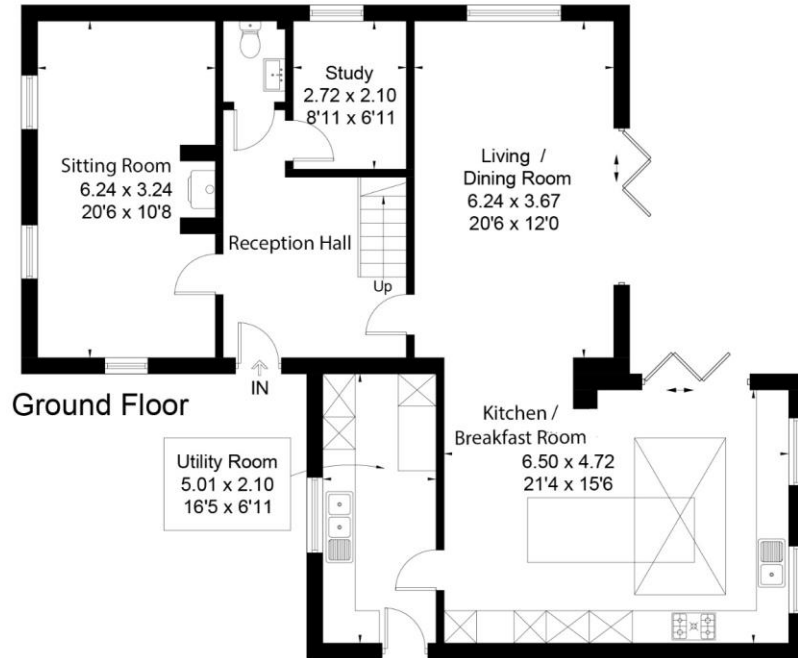
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Approximate Floor Area = 202.9 sq m / 2184 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 216.3 sq m / 2328 sq ft



(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 #75840

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B	82	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	