









Gunville House, Gunville Grateley, Andover, Hampshire, SP11 8JQ

- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Summer House/Office
- Conservatory
- Five Bedrooms - Two Ensuites
- Two Bathrooms
- Boot Room
- Beautiful Gardens

The Property

Gunville House is a well presented detached thatched house. The property enjoys a quiet countryside position and is situated between Monxton and Grateley. The property has an abundance of character and many period features. The thatch was renewed in 2016 and the two storey extension to the rear, which was added in the 1990's, has a tiled roof. The extension has two bedrooms, a double room on the ground floor a single room upstairs, which both have ensuite bathrooms. There is also a well appointed utility area which offers scope should any owner want this extension to be used as an annexe.

On the first floor of the thatched part of the house there are three further bedrooms, a family bathroom, and a large bathroom which was formerly another bedroom adjoining bedroom one.

The kitchen has an Aga with a good array of fitted farmhouse style units and enjoys the open fireplace with exposed brick hearth. There is a separate dining room and a drawing room which benefit from natural light and views onto the attractive gardens as well as access to the bright wooden conservatory. Both rooms present a magnificent space to entertain.

Outside

The gardens are a stunning feature and have been landscaped to maximise the southerly aspect and the outlook over the adjoining countryside. The garden is mainly laid to lawn with established hedge boundaries and densely populated flower beds including perennials, prairie grasses and dahlias.

There is a paved terraced area suitable for alfresco dining. There are some outbuildings including a very useful office/summer house.

A period property with attractive gardens set in approx. 0.5 acres
with far reaching views.

Tenure: Freehold Size: 3553.3 ft² EPC Rating: D (55) Council Tax Band: G



Services - Mains water & electricity, private drainage to septic tank, oil-fired central heating.

Andover 5.6 Miles • Stockbridge 8.2 Miles • Salisbury 15.1 Miles • Winchester 17.2 Miles







Location

Gunville House is set in a rural location off the Monxton to Grateley Road. Andover which is a thirteen minute drive away, with main line trains to London Waterloo in one hour and ten minutes. Andover has many amenities which include a shopping centre, leisure facilities and cinema. The historical Cathedral cities of Winchester and Salisbury are less than half an hour drive away and offer great shopping and historic attractions.

The property benefits from strong travel links to major roads such as the A303 for West & East and the M3 for North and South.

Grateley has a primary school as does the nearby village of Amport. The renowned school of Farleigh is within a ten minute drive to Andover. Rookwood and Godolphin Schools are also within easy reach.

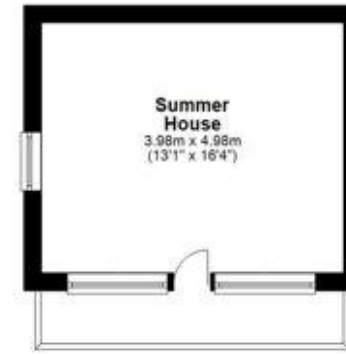
Gunville House is wonderfully located, enjoying far reaching views and immediate access to glorious rural walks.



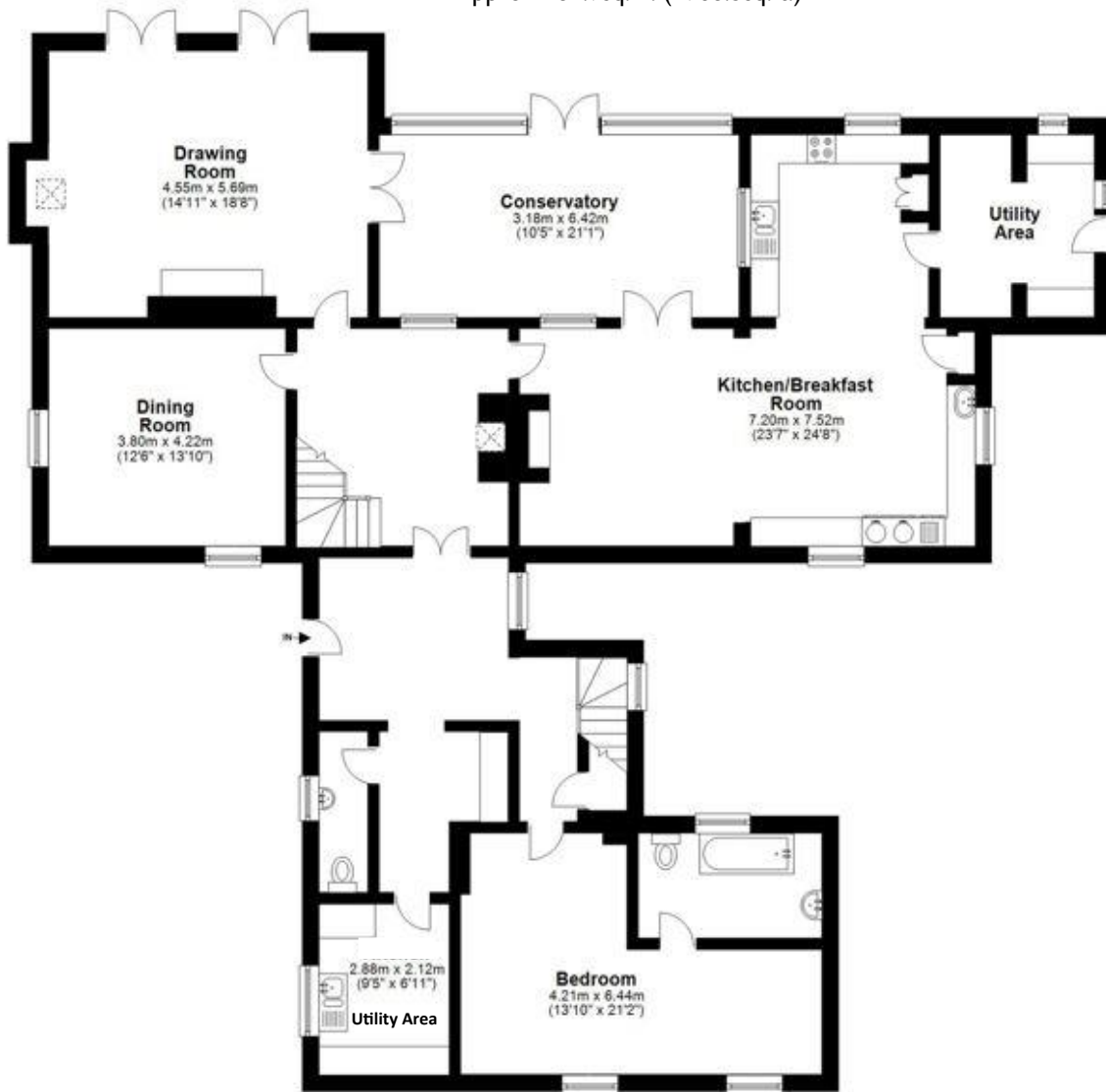
Note: The area outlined red is for sale. This is for identification purposes only.

Gunville House, Grateley - Floor plan

Outbuilding
Approx. 19.2sq.m. (212.3 sq.ft.)



Ground floor
Approx 182.9sq.m. (1968.3sq.ft.)



First Floor
Approx. 127.4 sq.m. (1371.7 sq.ft.)



Total area approx. 330.1 sq.m. (3553.3 sq.ft.)





Disclaimer Notice

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