

Myddelton&Major

On Instructions From



The Old Coach Works

PALESTINE

Guide Price £1,500,000





A fine new freehold country house set in 0.5 acres completed to a very high standard and with outstanding country views.

Size: 2,705 ft² EPC Rating: B (88) Council Tax Band: D To be re-assessed on completion.



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Services - Mains electricity and water, private drainage. Air-source heat pump. Ofcom suggest ultra fast broadband is available with speeds of 1800 Mbps and outdoor mobile coverage is likely on all networks.

Stockbridge 8 Miles • Andover 8 Miles • Salisbury 14 Miles • Winchester 17 Miles

The Old Coach Works, Salisbury Road, Palestine, Hampshire, SP11 7EQ

- 4 Double Bedrooms
- A One-Off Crafted Build
- Sth Facing Oak Garden Room
- Spectacular Kitchen/Dining/
- Family Room
- Beautifully Light
- High Specification
- Country Views
- 7 Minute Walk to Station
- 10 Year Structural Warranty

The Property

All too often property descriptions feature the words; quality, exceptional, superb or finished to a high standard. When describing The Old Coach Works, these words really are justified. Built as a one-off by a craftsman with a master carpentry background, you really do appreciate here, the attention to detail on every level. It is why, both the structural warranty provider and the brick suppliers have put the house forward for an award, to showcase their work or product. The house offers a tremendous country lifestyle, yet so easily accessible by road and rail, it will certainly appeal to upsizers and downsizers alike, locally and further afield.

On entry, the first impression is one of space and light, the hallway is a generous size with panelled walls to low level, doors or openings to all the rooms and a beautiful feature staircase. To the right and through a double doorway, the triple aspect kitchen is a stunning room with its extensive range of units, inbuilt Bosch appliances and eat-at peninsula. There is space for a large dining table too and/ or a sitting area, with bi-fold doors to the patio. Off the kitchen is a large utility room with plenty of space for the coats, boots and dog beds. There are plenty of built in units in the same style as the kitchen, with a bespoke bench to sit and remove boots next to the back door. Within a cupboard, there is a washing machine and drier.

Off the hallway to the left is the sitting room with its easterly aspect and woodburning stove, which is a lovely room to retire to and relax. The downstairs also benefits from a study and a sun room with a beautiful oak frame and full height ceilings and a WC.

Upstairs there are four double rooms (the principle being en-suite) and a family bathroom. The landing is bright and spacious and benefits from having a large airing cupboard, housing the pressurised water tank and an additional large wardrobe/ storage cupboard. The loft is accessed from the landing via a pull-down ladder.



Specification

Internal Finish

- Shaker solid internal doors with Heritage Brass door furniture.
- Bespoke timber feature staircase with black steel spindles.
- Porcelanosa flooring throughout downstairs (sitting room carpeted)
- Wood burning stove in sitting room.
- High quality carpet in bedrooms and landing.

Kitchen

- Extensive high specification shaker style wall and floor units in Sage Green from the Wren Professional range.
- Peninsular comfortably sits six people and provides additional storage.
- Worktops—30mm white quartz Treviso with a grey vein.
- Quooker combination to tap.
- Water softener.
- Bosch integrated appliances including vented induction hob, double oven, fridge freezer and dishwasher.
- Ceramic double Belfast sink.

- Kitchen unit and worktop spec continued into utility.

Bathroom & En-Suites

- Contemporary white Burlington sanitary ware.
- Roll-top bath with Hudson Read mixer tap.
- Bath and shower cubicle to bathroom.
- Double shower and double sink to en-suite.
- Heated towel rail radiators.
- Entire walls Porcelanosa tiled.
- Low level lighting on a movement sensor.
- In-built storage with oak tops.
- Shaver sockets and mirrors.
- Windows to both rooms.

Electrical

- Definity Brass light switches.
- Chandelier light fittings in hallway and landing.
- Feature light fitting in sunroom made from 18th century coach wheel.
- Power ducting for automatic gates.
- Cat 6 & Single-phase supply to house and carport.
- Extensive electrical power, light and telephone outlets.
- Full fibre broadband to property.

- Fitted smoke detectors and carbon monoxide sensor.
- Intruder alarm with panels by front and back door.
- Pre-wired for CCTV.

Energy Saving Features

- Air source heat pump providing underfloor heating to ground floor and radiators to first floor.
- Pre-wired for future photo-voltaic panel installation.
- High Performance insulation to roof and external walls.
- Energy efficient double glazed windows and doors.
- Rockwool sound proofing slap to internal walls.

External

- Indian Sandstone Patios.
- Fully turfed.
- Gravel drive for easy change of surface to suit the new owner.
- Double carport with concrete base, power and EV charging.
- Mixed hedging planted around entire boundary.
- Newly planted specimen trees.
- Chestnut post and rail fencing to front boundary.
- Close-board fencing to north and west boundaries
- Custom built log store.







Outside

The property is approached from the lane via its own gated gravel drive which leads to the side of the house and the double carport. Here, there is parking for numerous cars and the gravel surface has been deliberately chosen as it is easily changeable for the new owners to put their own surface style down, if required. The house sits in the middle of its half acre plot and enjoys some sensational country views to the front and back. This generous sized garden, which has been completely turfed, benefits from having two Indian Sandstone patios one south facing from the sunroom and one west facing from the kitchen/ family dining room. The boundary has been planted all around with well established mixed hedging and several new specimen trees have been planted. The fencing to the front is an attractive chestnut post and rail style with power to the gates ready for automated gates to be installed. The northern and western boundaries have been fenced with close-board fencing.

Location

The rural hamlet of Palestine is situated approximately 2 miles from the village of Grateley which has a primary school and church. There is a main line railway station at Grateley which is approximately 400yds from the building plot which provides a direct train service to London (Waterloo). The market town of Stockbridge lies approximately 8 miles distant and offers an excellent range of independent shops and restaurants, Church and secondary and primary schools. The Cathedral cities of Winchester and Salisbury are within easy travelling distance. The A303 provides convenient access to London and the West country.

The area is surrounded by beautiful countryside with country pursuits including walking, horse riding, shooting and fishing on the River Test.

There are also very good educational facilities in the area with State and Secondary schools in Andover, Stockbridge, Winchester and Salisbury, as well as a good range of Private schools including Farleigh in Red Rice and Rookwood in Andover.



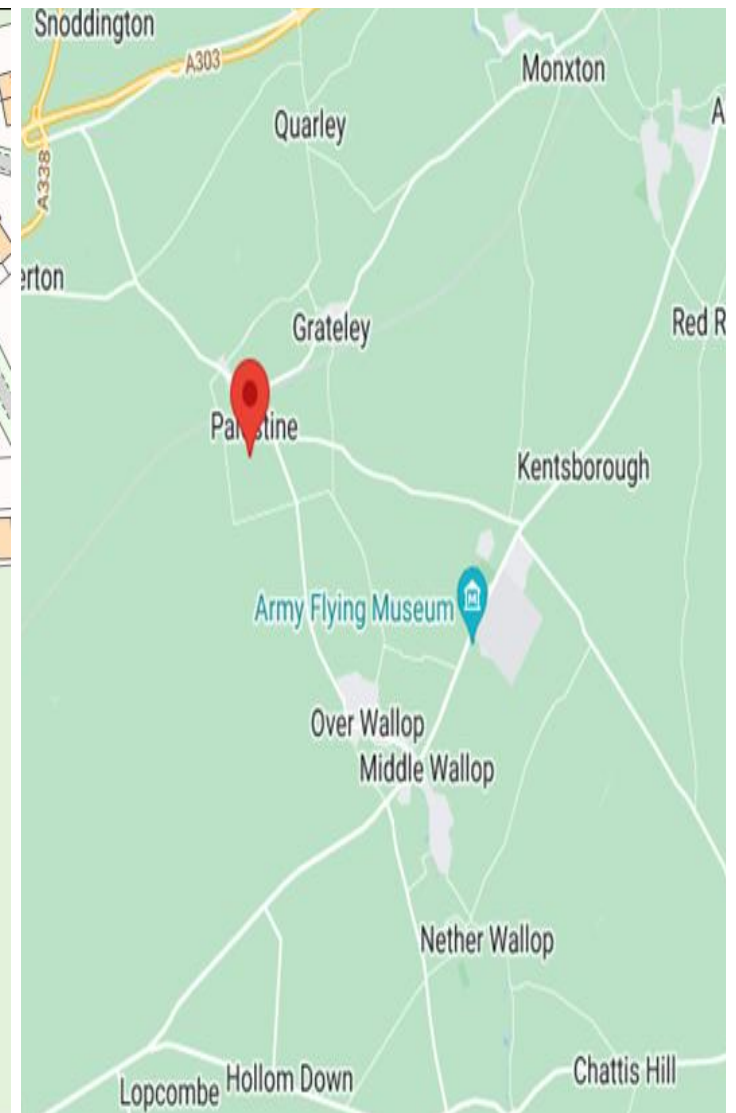




• The Old Coach Works •



Total area: approx. 251.4 sq. metres (2705.5 sq. feet)



Disclaimer Notice

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