







Vine Cottage, Chapel Lane, Grateley, Andover, Hampshire, SP11 8JP

- Beautiful Mature Garden
- Two Double Bedrooms
- Countryside Views
- Garage
- Cellar
- Summerhouse
- Boot Room
- Off-Road Parking

The Property

Vine Cottage is an attractive period property with an abundance of period features and full of character. The kitchen has access to a very useful cellar. There are two reception rooms. The sitting room features a large inglenook fireplace with a log burner and the dining room has French doors leading onto the garden. On the first floor there are two double bedrooms and a bathroom. Subject to appropriate planning permission, it is considered the property offers the potential for extension and the opportunity to modernise and improve the condition and update the current specification.

Situated in such a pleasant location and within beautiful gardens, Vine Cottage is a most appealing property.

Outside

The property is approached off Chapel Lane which is a no through road. Vehicular access is off the road which leads to a garage and turning space. The single garage is constructed to a very good standard of brick and flint and has the benefit of power and light and workshop space. The south facing gardens are very well laid out with a main lawn surrounded by shrubs and well stocked flower beds together with two apple trees and a birch tree. The rear of the garden has raised beds for a vegetable garden area, a potting shed and a summerhouse. There is a paved terrace which can be directly accessed from both the dining room and conservatory.

A charming period cottage with beautiful south facing gardens enjoying a lovely village location.

Tenure: Freehold Size: 1,387 ft² EPC Rating: G (16) Council Tax Band: E



2



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2

Services - Mains water & electricity, private drainage to septic tank. Calor gas central heating. Ofcom suggests broadband speeds of up to 48 Mbps and that most major mobile networks will likely have connectivity in the area connectivity in the area

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





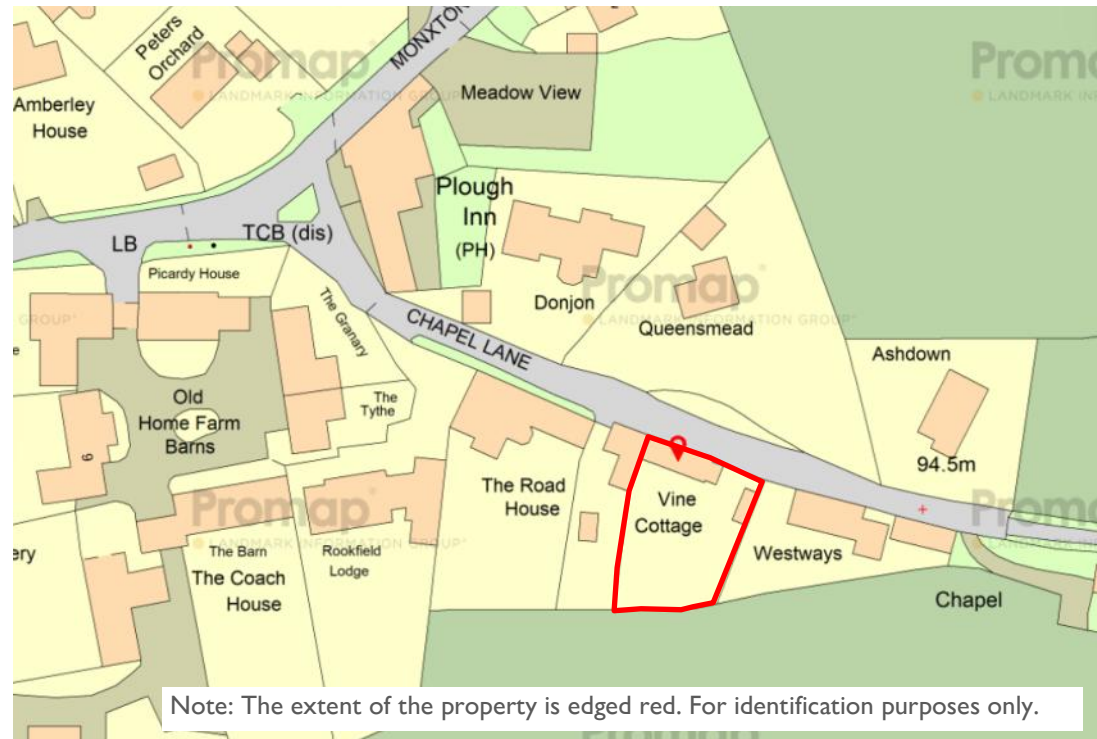


Location

The village of Grateley has a thriving community and a good range of amenities including The Plough public house, Grateley Primary School and the nearby mainline railway station at Grateley with direct trains to London Waterloo and Salisbury, and onwards to the West Country. There is good access to the A303 which leads to the West Country and the M3 to London. More comprehensive amenities can be found in nearby Andover and the Cathedral cities of Salisbury and Winchester are less than half an hour drive away and offer great shopping and leisure facilities as well as historic attractions.

Vine Cottage enjoys a lovely position within the village Conservation Area and has countryside views. There are good walks and cycling routes nearby.

1. The Agents have prepared an Information Pack with regard to the services installed at the property and is available on request. The current drainage system is not compliant therefore the vendors are willing to provide a new drainage system.
2. The Title to the property is not registered but an application has been made to The Land Registry.



Vine Cottage, Grateley - Floor Plan

Myddelton
& Major

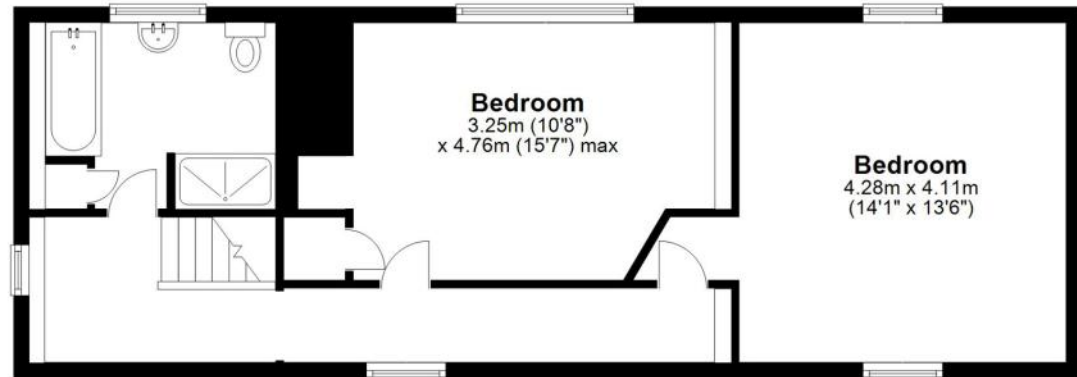
Cellar

Cellar
3.13m (10'3")
x 3.15m (10'4") max



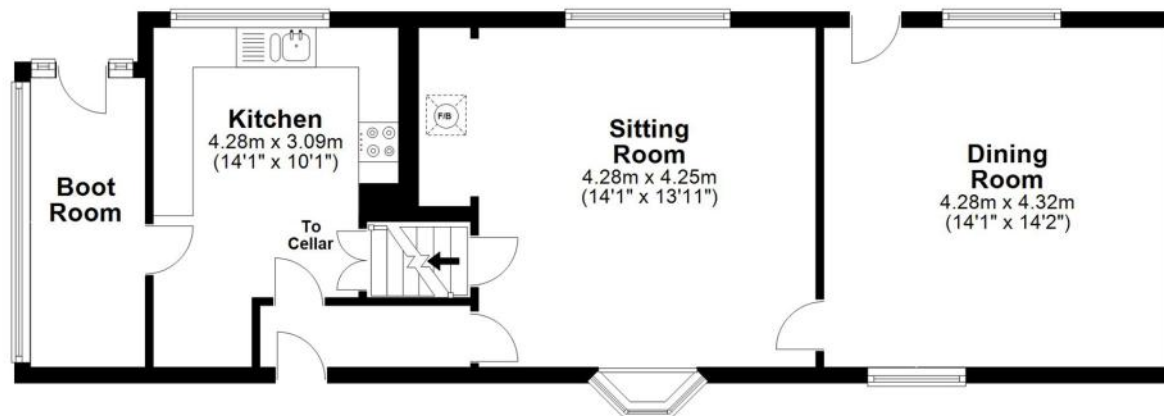
First Floor

Approx. 56.5 sq. metres (608.5 sq. feet)



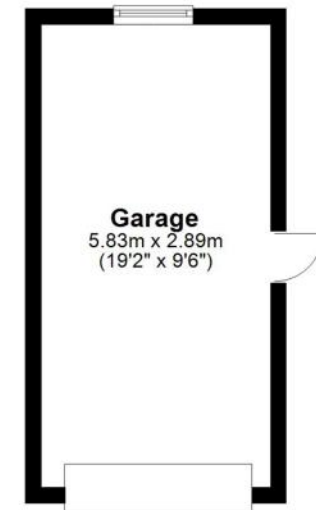
Ground Floor

Approx. 60.3 sq. metres (649.5 sq. feet)



Outbuilding

Approx. 16.8 sq. metres (181.4 sq. feet)



Total area: approx. 145.7 sq. metres (1568.3 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines



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