











A superb four bedroom detached property with a fantastic garden and lovely countryside views in the sought after village of Grateley.

Tenure: Freehold Size: 1,801 ft<sup>2</sup> EPC Rating: C (71) Council Tax Band: F



4



2



3



5

**Services** - Mains water, drainage and electricity, oil central heating and solar panels. Ofcom suggests broadband speeds of up to 80 Mbps and that most major mobile networks will likely have connectivity in the area.

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

Grange Villa, Cholderton Road,  
Grateley, Andover, Hampshire, SP11 8LH

- Fantastic Garden
- Chain Free
- Countryside Views
- Three Ensuites
- Flexible Accommodation
- Soundproof Garage
- Recently Modernised
- Annex Potential
- Station Five Minutes Walk
- Solar Panels Providing Income

### The Property

Grange Villa is a recently modernised property, offering excellent, flexible accommodation which has been stylishly decorated by the current owner. On entering the property one can immediately appreciate the calm, contemporary and light interior. Off the hallway is the good sized sitting room and open-plan dining and kitchen/breakfast room. The sitting room is light and bright, dual aspect and has the benefit of a stylish log burner. The dining room is open-plan to the kitchen, although currently styled as a snug which in turn provides access to the study, a good sized room which could have a variety of uses. The kitchen/breakfast room which has space for a dining table, has a range of shaker style wall and base units and a halogen built-in hob and double oven. Light streams in through the patio doors and provides a wonderful view of the extensive garden and countryside views beyond. From the kitchen/breakfast room there is access to a utility, shower-room and a double bedroom. The utility has a range of units, Belfast sink and space for washing machine and dryer. The shower-room has a contemporary white suite and the bedroom has French Doors to the garden. On the first floor are three further bedrooms, two double, one with an ensuite shower room and one with an ensuite toilet and basin. There is also a family bathroom.

### Outside

The neatly trimmed hedge provides privacy to the front of the property, where there is ample car parking and turning space. There is access to the garage which has been refurbished to provide a sound-proof storage area with power and light. The rear garden, surrounded by hedging, is mainly laid to lawn with a mature apple tree and gated path to the side of the house providing rear access. There are a number of zoned areas providing a relaxing place to eat, socialise and entertain all whilst enjoying fantastic views over the field beyond. Areas include a pond side deck, a field side deck, paved patio and a heated pergola. There is a useful shed for storage and an area suitable for vegetables or chickens.





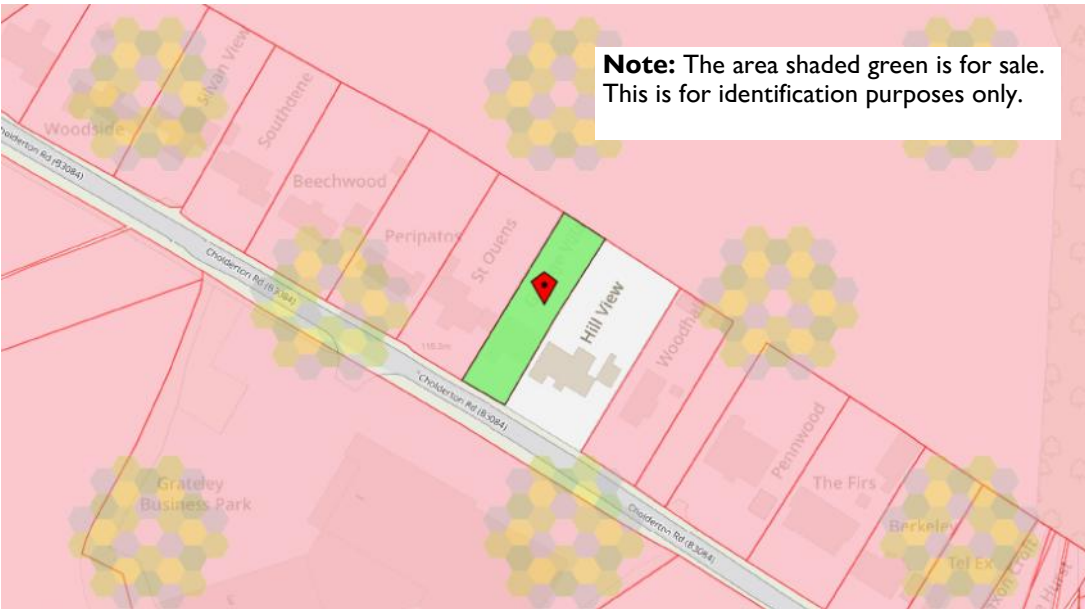






### Location

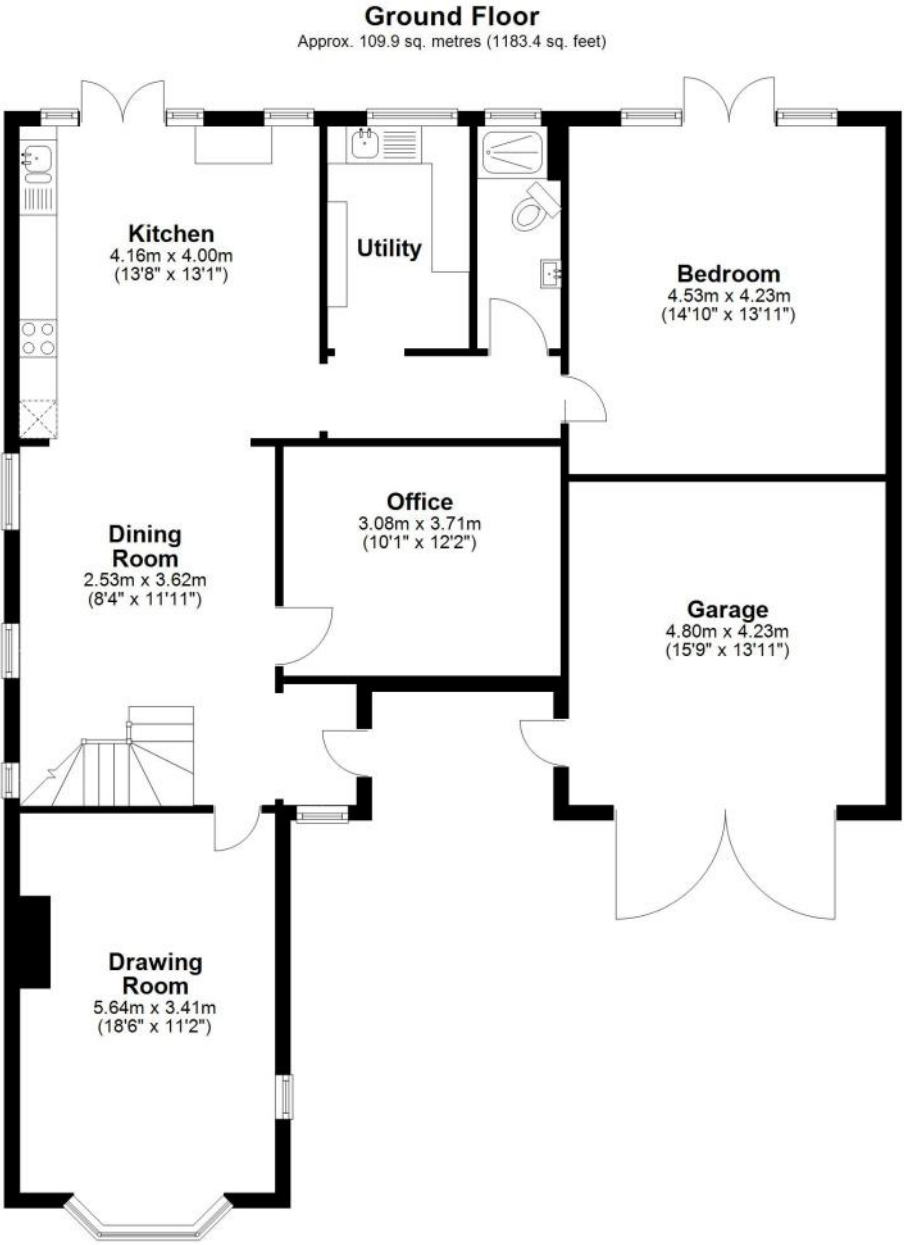
The village of Grateley has a thriving community and a good range of amenities including The Plough public house, Grateley Primary School and the nearby mainline railway station at Grateley with direct trains to London Waterloo and Salisbury, and onwards to the West Country. There is good access to the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



**Note:** The area shaded green is for sale. This is for identification purposes only.



Grange Villa, Grateley - Floor-Plan



Total area: approx. 167.3 sq. metres (1801.1 sq. feet)





#### Disclaimer Notice

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