

**Cholderton, Salisbury, SP4**

Approximate Area = 1606 sq ft / 149.2 sq m  
 Limited Use Area(s) = 114 sq ft / 10.6 sq m  
 Garage = 334 sq ft / 31 sq m  
 Total = 2054 sq ft / 190.8 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Austin Hawk Ltd. REF: 1135695



**Grateley Road, Cholderton**

**Guide Price £730,000 Freehold**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	67
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

- Living Room & Dining Room
- Study
- Master Bedroom Suite
- Family Bathroom
- Stunning Rear Garden with Summerhouse

- Kitchen
- Cloakroom & Utility Room
- Three Further Double Bedrooms
- Double Garage & Driveway Parking
- Proximity to Transport Network

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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Stunning throughout, this bespoke, detached, four-bedroomed house occupies an elevated position above the River Bourne on the edge of the village of Cholderton, with views across the Bourne Valley. The location, not only attractive, offers excellent nearby road and rail links with proximity to the A303 and the mainline railway stations of Salisbury, Grateley and Andover. Very well presented throughout, the accommodation features an excellent layout and comprises an entrance hallway, kitchen, living room, dining room, utility room, study, cloakroom, master bedroom suite, three further double bedrooms and a family bathroom. The property benefits from an attached double garage, extensive driveway parking and a stunning, south-facing rear garden that borders open countryside and includes a summerhouse from which there are superb views back across the valley. Viewing is highly recommended to fully appreciate all that this property has to offer.

The driveway, bordered by mature hedging, shrub borders and ornamental trees leads to the front of the attached double garage. Steps lead up from the driveway to the front door with a light and airy entrance hallway beyond. The kitchen, modern and contemporary, has a front aspect and features quartz worksurfaces with matching upstands, built-in, eye-level double oven/grill, an island breakfast bar and space and plumbing for an American style fridge freezer. Off of the kitchen are the dining room with a rear aspect and the utility room including space and plumbing for a washing machine and tumble dryer, additional storage cupboards and the oil-fired boiler. The utility room has a side aspect with an external door to the side of the property providing personal access to the attached double garage. To the rear of the ground floor are the generous living room along with the study, and the cloakroom. The first floor is home to all four double bedrooms; the master is dual aspect with windows to the front and to one side and includes three separate built-in wardrobe cupboards plus an ensuite shower room. There are two rear-aspect bedrooms, both with views over the rear garden and open countryside beyond. Both include built-in wardrobe storage as does the final double bedroom, which has a window to the front.

The attractive garden to the rear is a joy to spend time in with a patio adjacent to the rear of the property accessed via patio doors from the living room and a pathway that leads back to one side of the property and the door into the utility room. The patio extends to a decked seating area under a Pergola, all framed by a retaining wall which forms raised flower borders. Steps lead up from the patio to an area of lawn with mature flower and shrub borders to both sides, meeting at the back of the garden with further steps up leading to an elevated summerhouse with views back across the Bourne Valley.

The property can be found on Grateley Road, on the edge of the village of Cholderton, which itself lies on the eastern edge of Salisbury Plain. Grateley's mainline railway station is less than three miles away and offers rail access into London's Waterloo Station in just over an hour whilst the A303 is just two miles to the north of the village. Cholderton has a number of nearby attractions including, within the village itself, a rare breeds farm, boutique vineyard, village pub and farm shop with cafe. The village lies just ten miles north-east of the City of Salisbury with the world-famous Stonehenge eight miles to the west.

