

Campbell Close, SP11
 Approximate Gross Internal Area = 113 sq m / 1217 sq ft
 Approximate Garage Internal Area = 14.3 sq m / 155 sq ft
 Approximate Total Internal Area = 127.3 sq m / 1372 sq ft

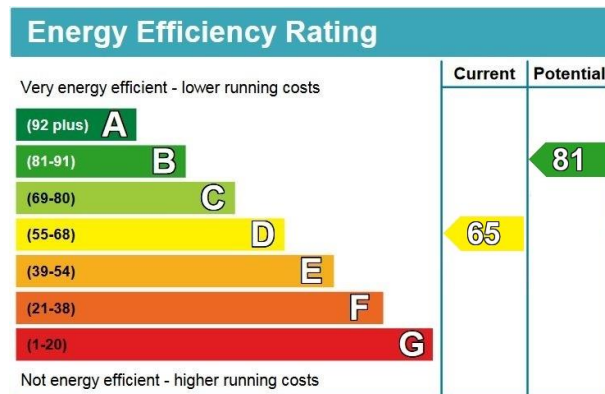


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Campbell Close, Grateley

Guide Price £325,000 Freehold



- No Onward Chain
- Open Plan Kitchen/Dining Room
- Ground Floor Shower Room
- Three Double Bedrooms
- Garden & Driveway Parking
- Entrance Porch & Hallway
- Living Room
- Conservatory
- Family Bathroom
- Proximity to Mainline Railway

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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Available to the property market with No Onward Chain, this extended, three-bedroom semi-detached house is located in a small cul-de-sac in the village of Grateley on the south-eastern edge of Salisbury Plain, just south of Quarley Hill Fort, a Site of Special Scientific Interest. Benefitting from generous driveway parking to the front of the property, the accommodation itself comprises a ground floor with an entrance porch, a hallway, a living room complete with a wood burning stove, an open-plan kitchen/dining room, a ground floor shower room and a conservatory. The first floor provides three double bedrooms, all serviced by a family bathroom. Outside to the rear is a practical, low-maintenance garden with access to a store at one side of the property which allows access to the driveway at the front of the property.

The block paved driveway forms the frontage of the property providing parking for at least four vehicles. A timber shed adjoins the property at one side with double doors to the front and also access from the rear into the rear garden, which includes a patio adjacent to the rear of the property, an area of lawn plus an additional large garden shed and a greenhouse.

The front door of the property opens into an entrance lobby with cloaks storage with a secondary external door, then opening into the hallway with open-plan access into the front-aspect living room, complete with a wood burning stove set within an original open fireplace. A door from the living room leads into a modern, contemporary open-plan, kitchen/dining room. The kitchen was fitted as recently as 2022 and comprises a range of eye and base level cupboards and drawers with worksurfaces over including matching upstands extending to a peninsular breakfast bar, an inset composite sink and drainer, inset induction hob, integral fridge freezer, washing machine and dishwasher plus built-in double oven/grill. The dining room has open plan access from the kitchen and has French doors opening out to a rear-aspect conservatory which itself has French doors opening out to the patio at the rear of the property. Accessed from one side of the kitchen is the shower room, again, modern and contemporary with bathroom wall panels, shower enclosure, a close-coupled WC and a vanity hand wash basin. The first floor is made up of three double bedrooms, two which have a front aspect and one with a rear aspect alongside the family bathroom.

The village of Grateley is located midway between the A303 and the A30, six miles west of Andover. Grateley has its own mainline railway station which provides access to London's Waterloo Station in just over an hour, with Salisbury station a few minutes away to the west. The village of Grateley has a primary school, a public house and a church. Nearby Andover offers a range of shopping, educational and recreational facilities, including a college of further education, a cinema, theatre and a leisure centre. The village lies just ten miles north-east of the City of Salisbury with the world-famous Stonehenge eight miles to the west. Campbell Close is located off the B3084 Wallop Road, opposite Station Approach.

