

Cholderton Road, SP11
 Approximate Gross Internal Area = 147.7 sq m / 1589 sq ft
 Approximate Garage Internal Area = 19.6 sq m / 212 sq ft
 Approximate Total Internal Area = 167.3 sq m / 1801 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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.



Cholderton Road, Grateley

Guide Price £695,000 Freehold

- No Onward Chain
- Open-Plan Kitchen/Dining Room
- Ground Floor Double Bedroom
- Office
- Three Further Bedrooms
- Integral Garage & Driveway Parking
- Drawing Room
- Utility Room
- Ground Floor Shower Room
- Master Bedroom Suite
- Family Bathroom & WC
- Extensive, Practical Rear Garden

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Available to the market with No Onward Chain, this impressive, detached, four-bedroomed family home sits in a generous plot in the village of Grateley, on the eastern edge of Salisbury Plain. The property benefits from proximity to Grateley's mainline railway station, on the Exeter to Waterloo line, Waterloo being just over an hour away. The property has a unique and practical layout, well-presented and spacious throughout, with the accommodation comprising an entrance lobby, a dual-aspect drawing room, an open-plan kitchen/dining room, a utility room, an office, a light and airy ground-floor double bedroom and a ground-floor shower room. The first floor offers a master bedroom suite, two further bedrooms, one with an ensuite washroom and WC, a family bathroom and a separate WC. Outside, the property frontage is set aside for generous driveway parking in front of an integral garage, whilst an attractive rear garden of very good size, mature and practical in many ways borders open countryside.

The front door of the property sits under a recessed porch which also provides personal access to the garage. The front door opens into the entrance lobby, which includes some clever shoe storage, with then stairs to the first floor separating the main living areas of the property. The drawing room occupies the very front of the ground floor, with a dual aspect including a bay window to the front plus a modern wood-burning stove set on a granite hearth. The open-plan kitchen/dining room is also of dual aspect with windows to the side and to the rear plus French doors opening out to the rear garden. The dining room is currently used as living space and has access to the office, which has a well-positioned window to the front. The kitchen includes its own dining space plus worksurfaces with matching upstands and attractive subway-tiled splashbacks, a matching coffee bar as well as an eye-level double oven/grill, halogen hob, ceramic sink and drainer. There is space and plumbing for a dishwasher, whilst the adjoining utility room includes space and plumbing for washing appliances and an American-style fridge freezer. A separate inner hallway provides access from the kitchen to not only the utility room but also the second bedroom, a very good-sized double with French doors and full-height glazing, providing access and views to the rear garden. Alongside this double bedroom is a modern, contemporary shower room with WC and vanity hand wash basin.

The first floor provides three individual bedrooms with the master to the front with a bay window and bespoke fitted wardrobe storage with the adjoining ensuite including a recessed shower enclosure, close-coupled WC, hand wash basin and a radiator. Bedroom three is a double with a front aspect and includes wall-to-wall fitted wardrobe storage plus an ensuite washroom with a WC, whilst bedroom four, a good-sized single, is the only bedroom with a rear aspect and views over the rear garden to the open countryside beyond. The family bathroom and separate WC sit in between bedrooms three and four.

The rear garden, enclosed by mature mixed hedging on both sides, is arranged with a patio area adjacent to the rear of the property, framed by low-level retaining brick walls with then a lawn stretching back to a raised-decked seating area with views over the neighbouring countryside. In between are two other decked seating areas, one incorporating an attractive, mature garden pond, with the second including a plunge pool and a canopied seating area with heating. The rear garden also includes mature fruit trees and a garden shed, whilst there is gated side access back to the driveway at the front of the property.

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 church and a public house now specialising in Nepalese cuisine. 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. The property is located on the B3084 Cholderton Road, just over one hundred metres west of Grateley's Railway Station, whilst less than half a mile away, as the crow flies, is Quarley Hill Fort, a Site of Special Scientific Interest.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

