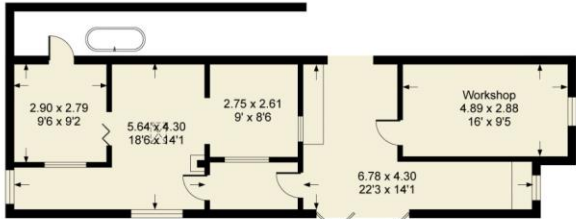
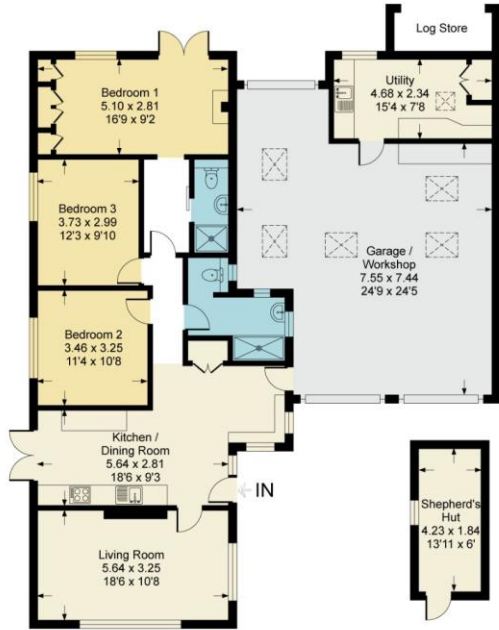


Cholderton Road, SP11
Approximate Gross Internal Area = 100.7 sq m / 1085 sq ft
Approximate Garage / Workshop Internal Area = 67.2 sq m / 724 sq ft
Approximate Outbuildings Internal Area = 90.2 sq m / 971 sq ft
Approximate Total Internal Area = 258.1 sq m / 2780 sq ft



Summer House

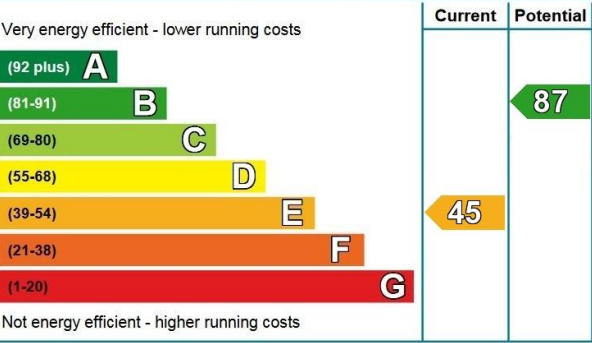


Ground Floor

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



Cholderton Road, Grateley

Guide Price £650,000 Freehold

- Edge of Village Location
 - Dual-Aspect Living Room
 - Utility Room
 - Two Further Double Bedrooms
 - Double Garage & Driveway Parking
- Fully Modernised Detached Bungalow
 - Open-Plan Kitchen/Dining Room
 - Master Bedroom Suite
 - Family Shower Room
 - Practical Garden Space with Outbuildings

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.



Fully renovated throughout and impressively enhanced by the current owner, Wood Hall is a modern, contemporary, three-double bedroomed detached bungalow on the edge of the village of Grateley, bordering open countryside to the rear. The property has a huge amount to offer a new owner, with the location itself providing excellent links to the transport network. The property occupies a good-sized plot with a landscaped frontage providing ample driveway parking, leading to a light and airy double garage/workshop, whilst to the rear is a practical garden which includes a summerhouse alongside a separate workshop occupying an original stable, a Shepherds Hut and a Poly Tunnel. The very-well-presented accommodation, spacious throughout, comprises a dual-aspect living room, an open-plan kitchen/dining room, a utility room, a master bedroom suite with its own modern Scandinavian-style wood-burning stove, two further double bedrooms and a family shower room.

The driveway allows space to easily turn vehicles around with space to the front and side of the property, the side providing access to the garage/workshop which has two separate electric roller doors. The garage has a vaulted ceiling with velux windows and provides a light and airy storage and workspace with access also to the rear garden via a separate electric roller door as well as the utility room.

The bungalow itself has external access to one side from the driveway and internal access from the garage leading into the open-plan kitchen/dining room. This impressive space is dual aspect with windows facing out to the driveway and opposite, French doors leading out to a secluded patio area with access to the rear garden as well as gated access to the driveway. Accessed via the kitchen/dining room and occupying the front of the bungalow is a dual aspect living room, with a wood burning stove inset within an original brick fireplace. The bedroom and bathroom accommodation is located centrally and to the rear of the bungalow, all linked by a central hallway with two double bedrooms to one side serviced by a modern, contemporary family shower room opposite. The master bedroom suite is located to the rear with French doors opening out to a patio and the wider rear garden. The master bedroom features two feature decorative walls, one of which provides bespoke built-in storage whilst opposite is a backdrop to the Scandinavian-style wood-burning stove.

Full details of the renovation undertaken and the level of detail on offer are available from Austin Hawk with viewing highly recommended to fully appreciate exactly what Wood Hall has to offer.

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 also 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.

