

Kardemena Mount Hermon Road, Palestine, Andover, SP11  
7EW  
Guide Price £945,000



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#### PROPERTY DESCRIPTION BY Miss Molly Scruton

Situated in the sought after and picturesque hamlet of Palestine with its excellent connection to London from the nearby train station, Graham & Co are delighted to bring to the market this impressive detached family home offering excellent accommodation over two floors. The property itself benefits from a spacious and inviting entrance hall with cloakroom,, open plan living room leading to the dining room, study and a fitted kitchen with breakfast area, utility. To the first floor there is a master suite with dressing room and en-suite, three further bedrooms and a family bathroom. Outside the property is set on a generous plot with driveway to front leading to the double garage, well established gardens to rear having open fields surrounding.



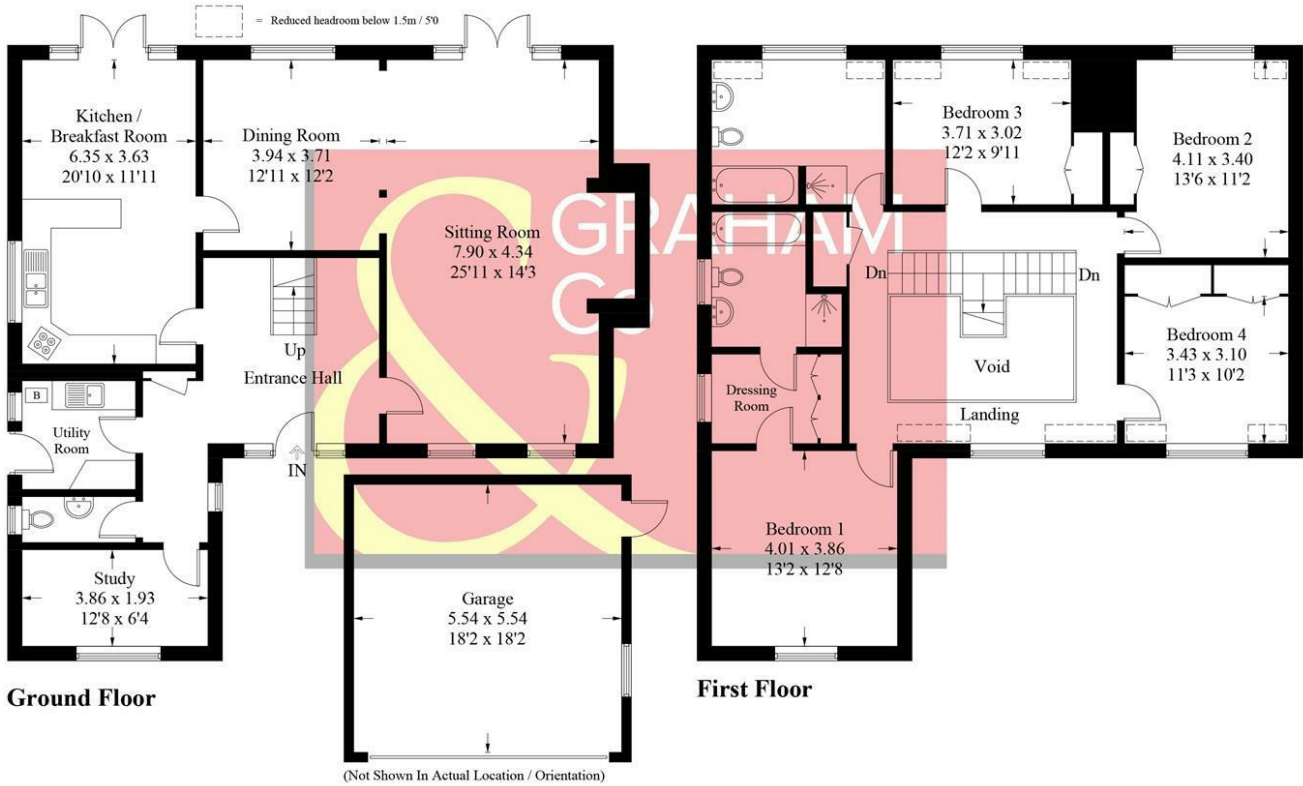


The property is situated in the rural hamlet of Palestine within walking distance of Grateley mainline railway station which provides fast services to London Waterloo in 75 minutes. The village of Grateley (one mile distant) has a primary school, public house, one Nepalese restaurant, church and village hall. The picturesque town of Stockbridge, traversed by the River Test, is 10 minutes' drive away and has local shops, a Post Office, doctor's surgery, schools and an abundance of pubs and restaurants. Andover, approximately six miles away, offers a comprehensive range of shopping, educational and leisure facilities, and also has a mainline station. The towns of Winchester, Salisbury and Basingstoke are all within 30 minutes' drive and the A303 is close at hand allowing convenient access to London and the West Country.



# Mount Hermon Road, SP11

Approximate Gross Internal Area = 216.6 sq m / 2331 sq ft (Excluding Void)  
 Garage = 30.9 sq m / 333 sq ft  
 Total = 247.5 sq m / 2664 sq ft



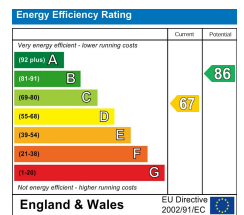
PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1104139)

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

