



Porkies Station Road, Grateley, SP11 8LG
Guide Price £475,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market with no onward chain, this well presented three bedroom detached Chalet Bungalow situated in the heart of Grateley. The property benefits from FIFTEEN solar panels giving the benefit of being eco friendly whilst also having a financial benefit. The accommodation comprises an entrance hall, a large living room and dining area, study/third bedroom, fitted kitchen and a cloakroom. Upstairs there are two further bedrooms with the master benefiting from an ensuite shower room. A family bathroom completes the upstairs. Outside there is a mature, manicured rear garden with hedgerows and a patio area as well as access to the garage and driveway at the rear. To the front, there is more parking for multiple vehicles.



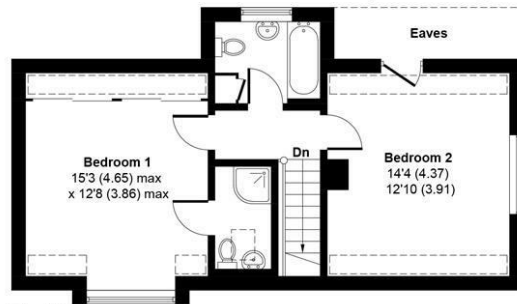


Grateley is a small village located in the Test Valley district of Hampshire, England. The village is situated on the River Bourne and is surrounded by beautiful countryside. Grateley has a rich history dating back to the Roman times, and evidence of Roman occupation can still be seen in the area. The village is home to several historic buildings, including the Grade II listed St. Leonard's Church, which dates back to the 12th century. Grateley is a peaceful and picturesque village that offers a range of amenities for its residents. The village has a primary school, a village hall, and a pub. The village also has a railway station, which provides regular services to London and other major cities. Grateley is surrounded by stunning countryside, and there are plenty of opportunities for outdoor activities such as hiking, cycling, and fishing.

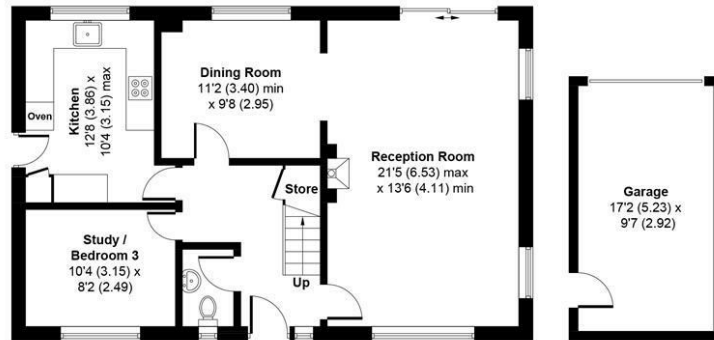


Station Road, SP11

Approximate Gross Internal Area = 117.9 sq m / 1269 sq ft
Garage = 15.2 sq m / 164 sq ft
Total = 133.1 sq m / 1433 sq ft



First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1248304)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band:



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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.