



The Old Coach Works, Salisbury Road, Andover



An exceptional and brand new country house set in 0.5 acres, completed to an extremely high standard with outstanding country views.

The Old Coach Works Salisbury Road, Andover, SP11 7EQ

PCM
£4,500 PCM



The Old Coach Works is a stunning 4 bedroom new build property in the sought-after rural hamlet of Palestine, with an exceptionally high attention to detail on every level to offer tremendous country lifestyle without limitations.

On entry, the first impression is one of space and light, the hallway is a generous size with panelled walls to low level, doors or openings to all the rooms and a beautiful feature staircase. To the right and through a double doorway, the triple aspect kitchen is a stunning room with its extensive selection of units and full range of integrated Bosch appliances, with a breakfast bar naturally separating the space before opening into the large dining room, with bi-fold doors to the patio creating a central hub for modern living. Off the kitchen is a large utility/boot room with an additional selection of units and integrated washing machine and drier.

Additionally off the entrance is the sitting room, with its easterly aspect and woodburning stove providing the ideal space to retire and relax, whilst the hallway continues to lead through, past the downstairs WC and good-sized study, into the remarkable south-facing garden room, with full height ceilings/windows and beautiful oak framing providing an outstanding space overlooking the grounds on three aspects.

Upstairs, the bright and spacious landing leads to the four double bedrooms, each equipped with built-in eaves cupboards providing highly practical storage. The principal bedroom benefits from a large ensuite shower room with dual sinks, whilst an impressive family bathroom with separate bath and walk-in shower serves the rest of the rooms.

Features

- High Specification
- Beautifully Light and Spacious
- South Facing Oak Garden Room
- 0.5 Acre Plot
- Private Driveway and Garage
- Countryside Setting
- Four Double Bedrooms
- Sitting Room with Log Burner
- Wrap Around Garden
- 7 Minute Walk to Mainline Station

Tenancy & Restrictions

To be let on an Assured Periodic Tenancy, with a 12 month protected period, rolling monthly with requirement for a two month tenants' notice. No smokers.

EPC Rating

B (88)

Outgoings

Council Tax: Test Valley £3,846.05 (2026/27) Band G

Size

2705.00 sq ft

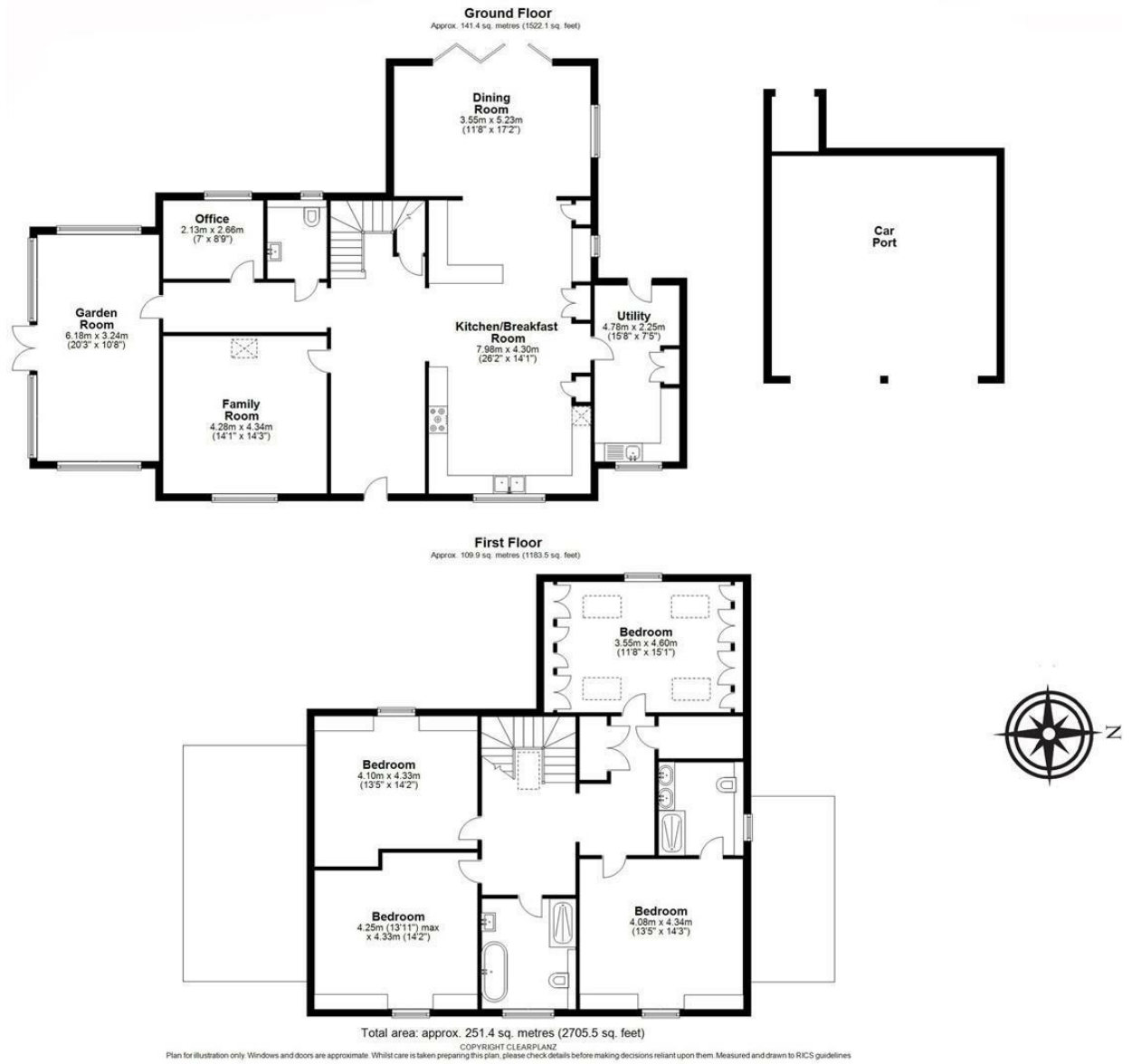
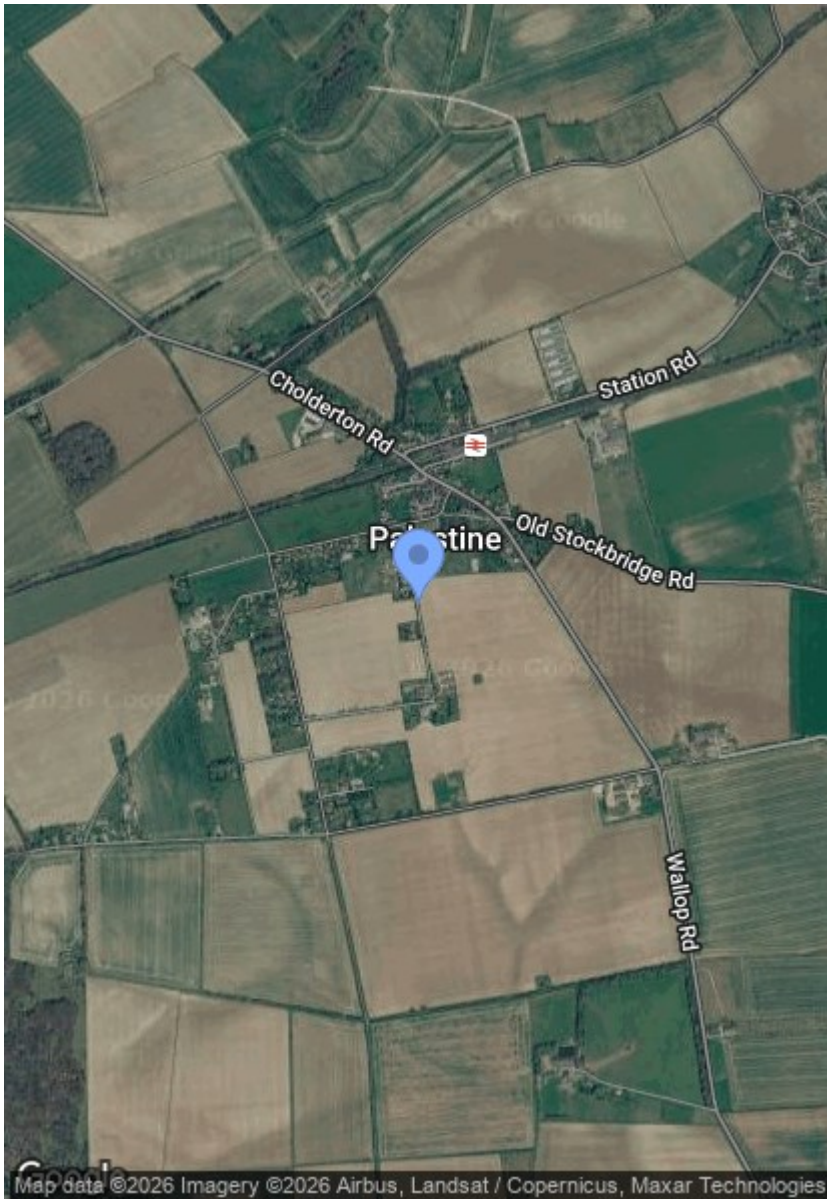
Location

Palestine is situated approximately 2 miles from the village of Grateley, which has a primary school and church. The area is surrounded by beautiful countryside with country pursuits including walking, horse riding, shooting and fishing on the River Test. There is a main line railway station at Grateley which is approximately 400yds from the building plot which provides a direct train service to London Waterloo.

The market town of Stockbridge lies approximately 8 miles distant and offers an excellent range of independent shops and restaurants, Church and secondary and primary schools. The Cathedral cities of Winchester and Salisbury are within easy travelling distance, whilst the accessible A303 provides convenient access to London and the West country.

There are also very good educational facilities in the area with State and Secondary schools in Andover, Stockbridge, Winchester and Salisbury, as well as a good range of Private schools including Farleigh in Red Rice and Rookwood in Andover.





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