



TUCKS LANE END

Grateley, Nr Andover



TUCKS LANE END GRATELEY

Occupying a superb rural position on the edge of Grateley, this impressive detached equestrian property is set within delightful gardens and grounds extending to about 5.5 acres



Local Authority: Test Valley Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,850,000







The property impresses with its attractive architecture, mature grounds and idyllic setting among open fields and paddocks.

Spacious and versatile accommodation includes a welcoming entrance hall/dining room with wine cellar, generous sitting room, study, utility room and an impressive 30ft open-plan kitchen/living space with adjoining walk-in larder. Limestone flagstone flooring with underfloor heating extends through much of the ground floor. Upstairs are four well-proportioned bedrooms, including a principal suite with dressing room and en suite, plus a family bathroom.

A standout feature is the extensive range of outbuildings, including a substantial barn with large carport, storage, cloakroom and first-floor studio. A separate stable block offers four loose boxes and a tack room, making the property ideal for equestrian use.



Services: mains water and electricity. Private drainage (septic tank)

Heating: air source heat pump

NB: The track leading to the property is owned by the neighbouring landlord. Tucks Lane End has legal access over it.





The gardens surround the house and offer a variety of terraces, established shrub and flower beds and secluded seating areas from which to enjoy the peaceful surroundings and beautiful views. There are 7 paddocks to the south of the house as well as a sand school. In all the land extends to about 5.5 acres.

Grateley village benefits from a mainline railway station with direct services to London Waterloo, together with a popular primary school and pub, with excellent access to the wider Test Valley, Stockbridge, Andover and Winchester. Surrounded by countryside the area is ideal for leisure pursuits with plenty of bridleways and footpaths; whilst The River Test offers the finest fishing for enthusiasts. Renowned independent schools include Farleigh, Winchester College and St Swithun's.





Approximate Floor Area = 265.8 sq m / 2861 sq ft (Including Cellar / Excluding Void)
 Outbuildings (Excluding Carport / Void) = 173.2 sq m / 1864 sq ft
 Total = 439 sq m / 4725 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #113046

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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