

Clonmel, Monxton Road, Grateley, Andover, SP11 8JH



 Myddelton & Major

We are proud to present

Clonmel

Monxton Road, Grateley, Andover, SP11 8JH

A substantial and well-presented detached bungalow with high quality fittings throughout, double garage and private garden.

- **No onward chain**
 - Popular village with excellent communication links
 - Immaculately presented throughout
 - About 1,760 sq ft of lateral space
- Open-plan living room with dining area and a separate study/bedroom 5
 - Four principal bedrooms in total, two with ensuite bathrooms
 - Family bathroom
 - Detached double garage
 - Ample parking
 - Private lawned garden





Please note, the furniture in this image has been virtually staged.

The Property

Clonmel is an immaculate, detached bungalow, set nicely in the centre of its plot which extends to just under 0.2 acres in total. The owners have let the property out most recently, and following a thorough refurbishment programme, now offer the house for sale in excellent order.

In summary, the house flows really well, with a large living room and dining area, study (or fifth bedroom), separate kitchen/breakfast room and a utility room. There are four principal bedrooms, two of which have ensuite bath or shower rooms, as well as a family bathroom.

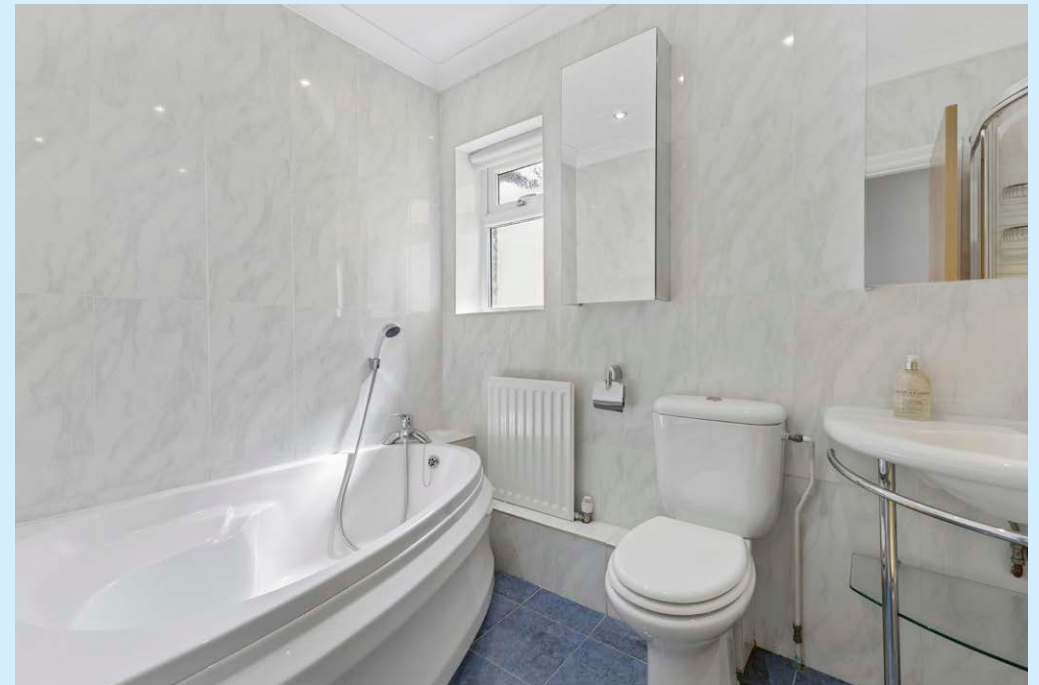
The living room has a fireplace, plenty of natural light, and leads into the open plan dining area, with French doors out to the side patio. There is also a study (or fifth bedroom) overlooking the garden to the side. The kitchen has a breakfast bar, integrated induction hob with extractor over, double electric oven and a sink looking to the side of the garden. The utility room is plumbed for a washing machine and tumble dryer with door out to a side courtyard.

The main bedroom has a vaulted ceiling, extensive built in wardrobes, with doors out to the rear terrace. The ensuite has a bath and walk-in shower too. The second bedroom has an ensuite shower room whilst two other bedrooms, or indeed studies, share the family bathroom.

There is a detached double garage, with remote operated vehicle door & separate pedestrian door with side window, power and light. To the rear is a work bench and built in cupboards.



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Garden & Grounds

Approached from the village road, there is ample parking to the front of the house, with easy access to the double garage. A footpath leads to the rear via both sides of the property; there is a small patio on one side and round to the rear a private garden which is mainly laid to lawn with a large terrace flanking the back of the house with shallow steps up to the lawn.

Location & Amenities

The village of Grateley has a thriving community and a good range of amenities including The Plough public house, Grateley Primary School and the nearby mainline railway station at Grateley with direct trains to London Waterloo and Salisbury, and onwards to the West Country.

There is good access to the A303 which leads to the West Country and the M3 to London.

More comprehensive amenities can be found in nearby Andover and the Cathedral cities of Salisbury and Winchester are less than half an hour drive away and offer great shopping and leisure facilities as well as historic attractions.

Clonmel enjoys a lovely position within the village and there are good walks and cycling routes nearby.

Additional Information

Directions

Postcode: SP11 8JH

What3words: ///scrolled.available.
condensed

Services

Mains electricity, water and drainage. Oil-fired central heating. Ofcom suggests broadband speeds of up to 61Mbps are available and that all major mobile

networks should have good to variable coverage outside and good to variable inside.

Tenure

Freehold

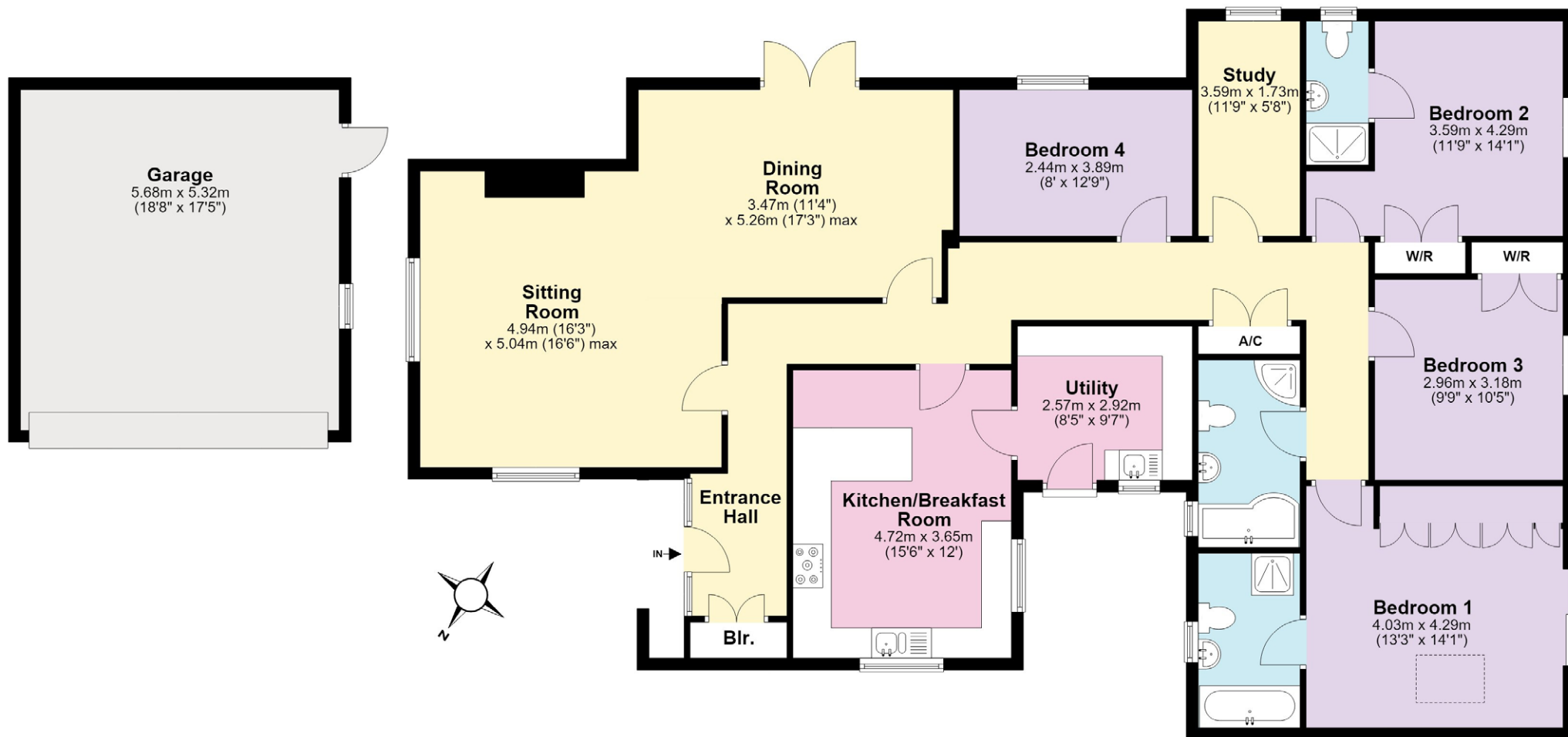
Council Tax Band

D

EPC Rating

D





Approx Floor Area: 134 sq. meters (1,760 Sq. feet)

Garage Area Approx: 30 Sq. meters (329 Sq. feet)

These floor plans are for illustrative purposes only and are not to scale. All measurements and areas are approximate and should not be relied upon for the purchase of fixtures, fittings, carpets or furnishings.
Floor plans are provided for marketing purposes only and are not a survey.
Plan produced using PlanUp.

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