



## OLD COACH WORKS

Palestine, Nr Andover

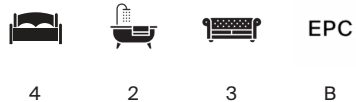


The Old Coach Works

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# PALESTINE, NR ANDOVER

A unique home, The Old Coach Works showcases meticulous detail throughout. Its combination of rural living with excellent road and rail access makes it ideal for both upsizers and downsizers.



Local Authority: Test Valley Borough Council

Council Tax band: G

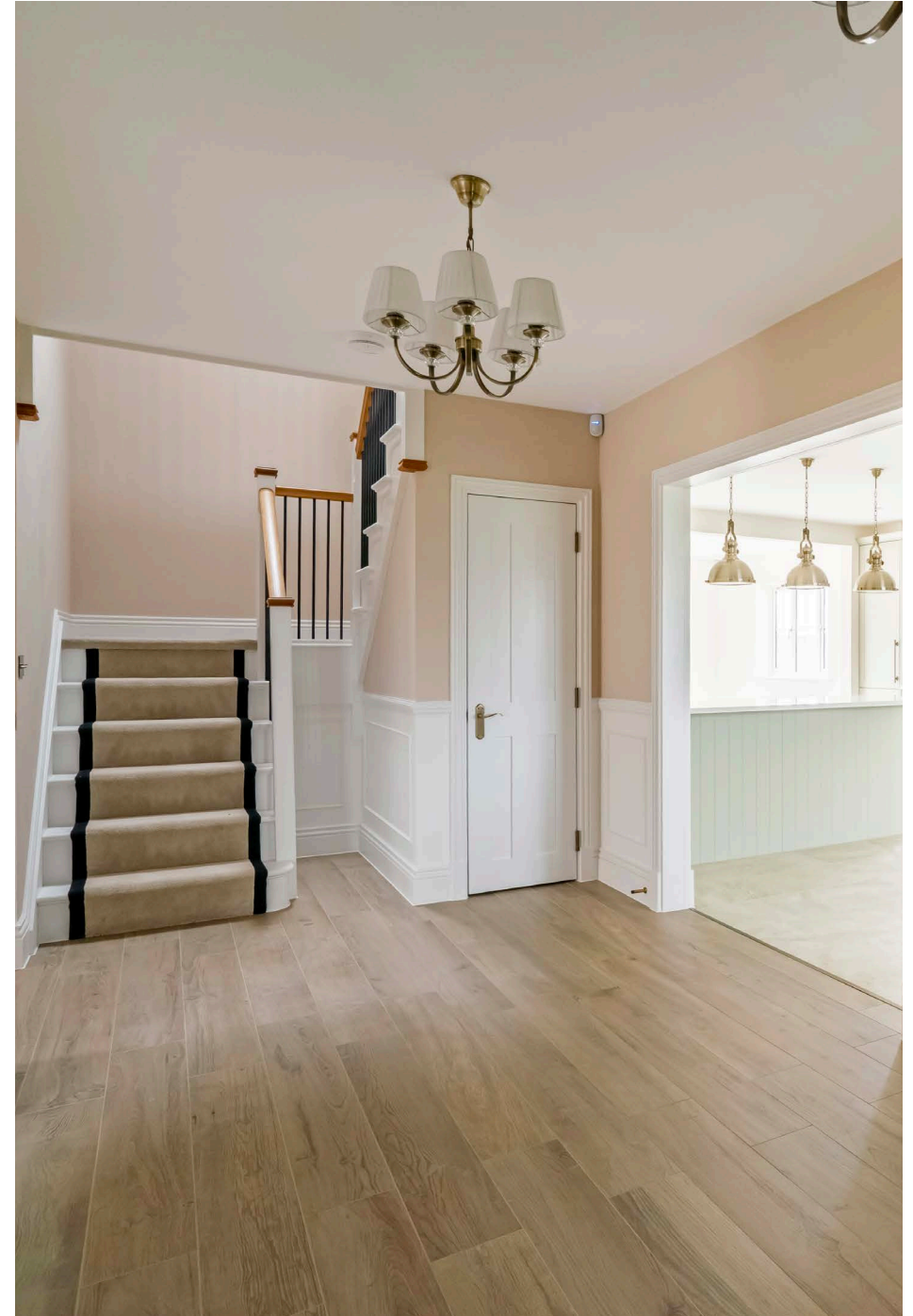
Tenure: Freehold

**Guide Price: £1,395,000**



## THE OLD COACH WORKS

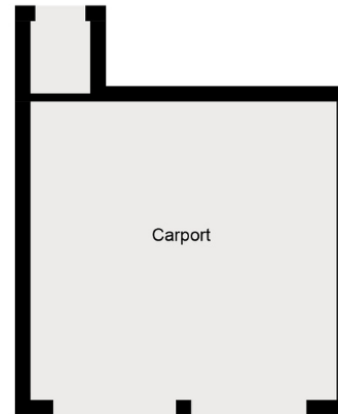
On entering, the spacious and light hallway sets the tone, with panelled walls and a feature staircase. The triple aspect kitchen is a standout space, with extensive units, Bosch appliances, a peninsula, room for dining or seating, and bi fold doors to the patio. A large utility room continues the bespoke feel, offering ample storage, matching cabinetry, a boot bench and space for laundry appliances. To the left of the hallway is the east-facing sitting room with a woodburner. The ground floor also includes a study, a WC and an impressive oak framed sunroom with full height ceilings. Upstairs are four double bedrooms, including an en suite principal room, plus a family bathroom. The bright landing offers generous storage, including a large airing cupboard and wardrobe, with loft access via a pull down ladder. The property is approached through gates to a gravel driveway leading to a double carport with parking for several vehicles. The house sits centrally within its half acre plot, enjoying superb countryside views.



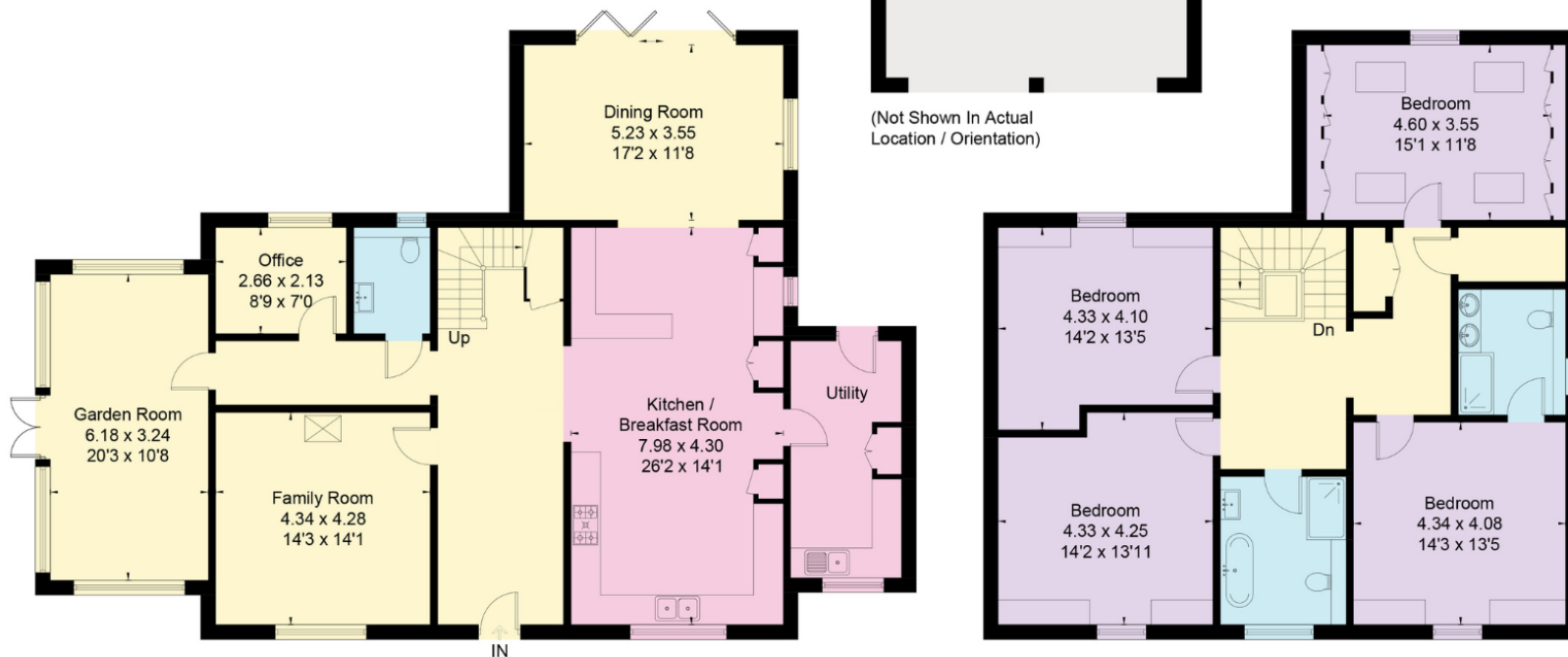




Approximate Floor Area = 251.4 sq m / 2705 sq ft  
(Excluding Carport)



(Not Shown In Actual  
Location / Orientation)



Ground Floor

First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #105458

(Including Basement / Loft Room)  
Approximate Gross Internal Area =

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)



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