

Walnut Tree Cottage, Streetway Road, Grateley, Andover, Hampshire, SP11 7EY



We are proud to present

Walnut Tree Cottage

Streetway Road, Grateley, Andover, Hampshire, SP11 7EY

A superb detached, five-bedroom detached family house beautifully presented and within a short walk of Grateley mainline station.

- Highly Sought After Location
- Around quarter of a mile to the station
 - 3 Double Bedrooms
 - 2 Further Single Bedrooms
 - En-suite and Family Bathroom
- Haydown designed Kitchen/ Breakfast Room
- Detached Garage with Carport
 - Ample Offroad Parking
 - Front and Back Gardens
 - Garden Office





The Property

Built in 2003, Walnut Tree Cottage is an attractive and well-maintained detached family home offering spacious and versatile accommodation, complemented by generous gardens to the front and back, excellent parking and a detached garage with carport.

Ideally situated around quarter of a mile from the station, the property combines the convenience of excellent transport links with the peace and privacy of a desirable residential setting.

The accommodation provides three well-proportioned double bedrooms and two further single bedrooms, making this an ideal home for modern family life. The principal bedroom benefits from an en-suite shower room, with the remaining bedrooms served by a family bathroom. All the bedrooms have in-built wardrobes.

At the heart of the home is the Haydown-designed kitchen/breakfast room, stylish and practical, it provides an abundance of storage with its clever features. There are deep drawers to base level and cupboards at eyelevel with Silestone worktops providing lots of preparation space. The double oven and induction hob are built in along with the dishwasher and there is space for a single or double width fridge-freezer. A utility can be found off this room, with an external door and space for all the associated white goods below some useful wall cupboards.

The sitting room, with its wood burner, and the dining room are accessed from the central hallway. Both enjoy bifold doors to the veranda and the rear garden beyond.

The useful study at the front of the house gives one option for home working.

Outside, the property is approached via a driveway providing ample off-road parking, with access to the detached garage and carport. Attractive front and rear gardens provide two private areas to sit depending on the time of day. The front garden beneath the name giving walnut tree has a woodland feel and theme, whilst the rear garden, which can be accessed from both sides, is traditionally laid out with lawn, borders and some specimen trees including a very productive fig tree.

A particularly useful addition is the garden office, offering an ideal dedicated space for home working, hobbies or quiet retreat away from the main house.

With its generous five-bedroom accommodation, excellent outdoor space, substantial parking and enviable proximity to the station, Walnut Tree Cottage presents an excellent opportunity to acquire a versatile and well-appointed family home in a highly sought-after location.





Location

The rural hamlet of Palestine is situated approximately 2 miles from the village of Grateley which has a primary school and church. There is a main line railway station at Grateley which is approximately 400yds from the house 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. The A303 provides convenient access to London and the West country.

The area is surrounded by beautiful countryside with country pursuits including walking, horse riding, shooting and fishing on the River Test.

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

Additional Information

Services:

Mains electric, water and drainage connected, oil fired central heating. Ofcom suggests broadband speeds of up to 1,800 Mbps are available and that all major mobile networks should have good coverage outside and good to variable inside.

Tenure:

Freehold.

Council Tax Band:

F

EPC rating:

C

Square Footage:

1,770

What 3 Words:

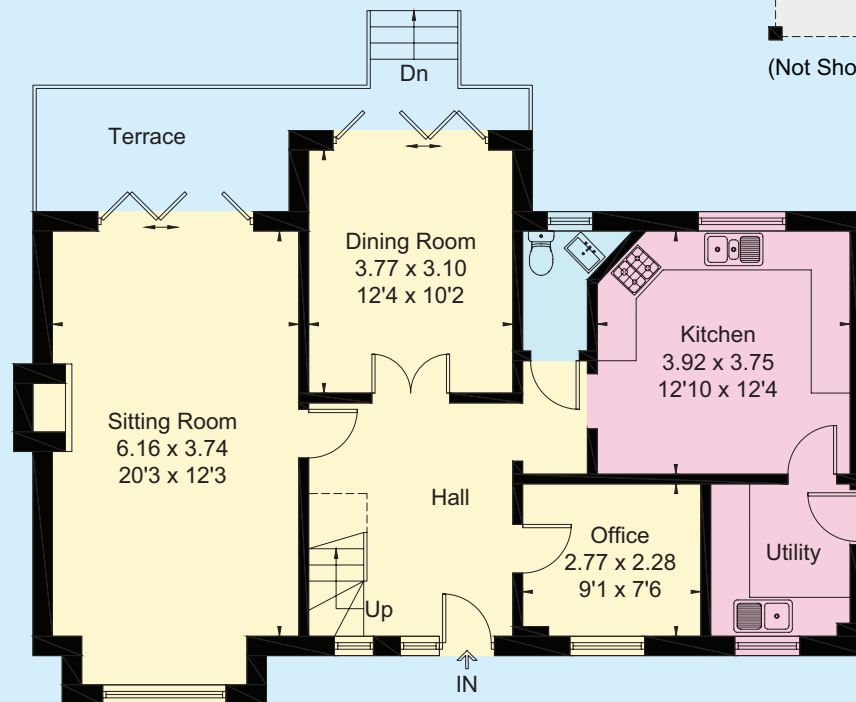
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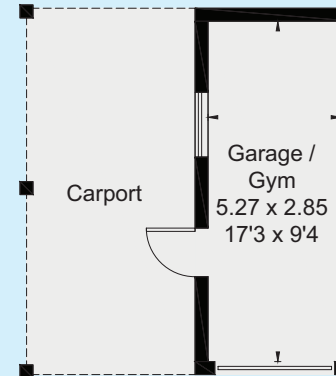
Approximate Floor Area = 164.4 sq m / 1770 sq ft
 Outbuildings = 22.5 sq m / 242 sq ft
 Total = 186.9 sq m / 2012 sq ft
 (Excluding Open Space / Eaves)



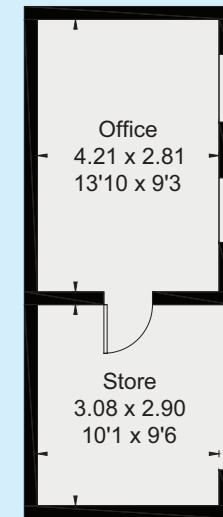
[] = Reduced head height below 1.5m



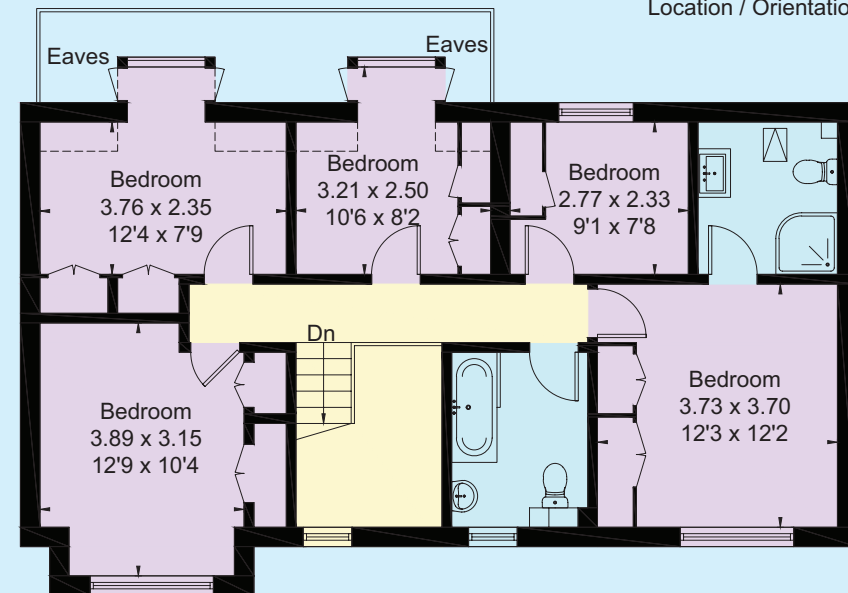
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor



Contact

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