

Westways  
Chapel Lane  
Grateley







A traditional and charming detached cottage with south facing garden adjoining fields and set at the end of a quiet village lane.

Westways, Chapel Lane,  
Grateley, Hants, SP11 8JP

Guide Price:  
£475,000



- South Facing Garden
- Four Bedrooms
- Stunning Views
- Edge of Village Location
- 1 Mile to station for Waterloo
- Character Cottage
- Pretty Garden
- Double Garage
- Potential to Extend (subject to planning)
- No Onward Chain

## The Property

Dating back to around 1679, Westways is a charming cob cottage with a slate roof, full of warmth, history and timeless character. Coming to the market for the first time in over 60 years, this much-loved family home has been carefully cared for through the generations, with its welcoming atmosphere immediately apparent from the moment you step inside.

Entered via Chapel Lane, the front door opens into a spacious hallway that forms the heart of the home, connecting the principal reception rooms and kitchen. The kitchen is wonderfully light and inviting, with views and access to the garden, creating an easy connection between indoors and out. There is ample room for a family table, making it a natural gathering space, while a traditional walk-in larder, generous worktops, peninsula and a range of fitted cupboards gives plenty of storage and space to prepare food.

To one side of the hall, the double-aspect dining room, complete with a bay window, provides an elegant setting for family meals and entertaining alike. On the other side, the sitting room is equally welcoming, filled with natural light from its dual aspect windows. The fireplace creates a cosy focal point during cooler months, while sliding French windows open onto the patio and garden beyond, allowing the house to connect effortlessly with the outside in warmer weather.

The ground floor also benefits from a family bathroom and a useful rear porch/boot room, ideal after countryside walks or gardening afternoons.

Upstairs, four generously sized bedrooms continue the cottage's sense of comfort and character, accompanied by a family bathroom.

**Services** - Mains water and electricity, private drainage, oil central heating.

### Tenure

Freehold

### EPC Rating

To follow

### Outgoings

Council Tax Band: F

### Size

1,789 sqft (total)

Andover 5 Miles • Grateley Station 1 Miles • Stockbridge 8 Miles





## Outside

Tucked away at the end of a quiet village lane, just where the road gives way to a country track, Westways enjoys an exceptionally peaceful setting on the edge of the village. Surrounded by mature hedging and open fields to the rear, the gardens offer a wonderful sense of privacy and seclusion, creating a tranquil backdrop to daily life.

The gardens wrap around the side and rear of the cottage, with access to the lane from both sides of the house. Thoughtfully tended over many years, they combine open lawns with vegetable garden, fruit bushes and a pond, all contributing to the cottage's charming, established feel.

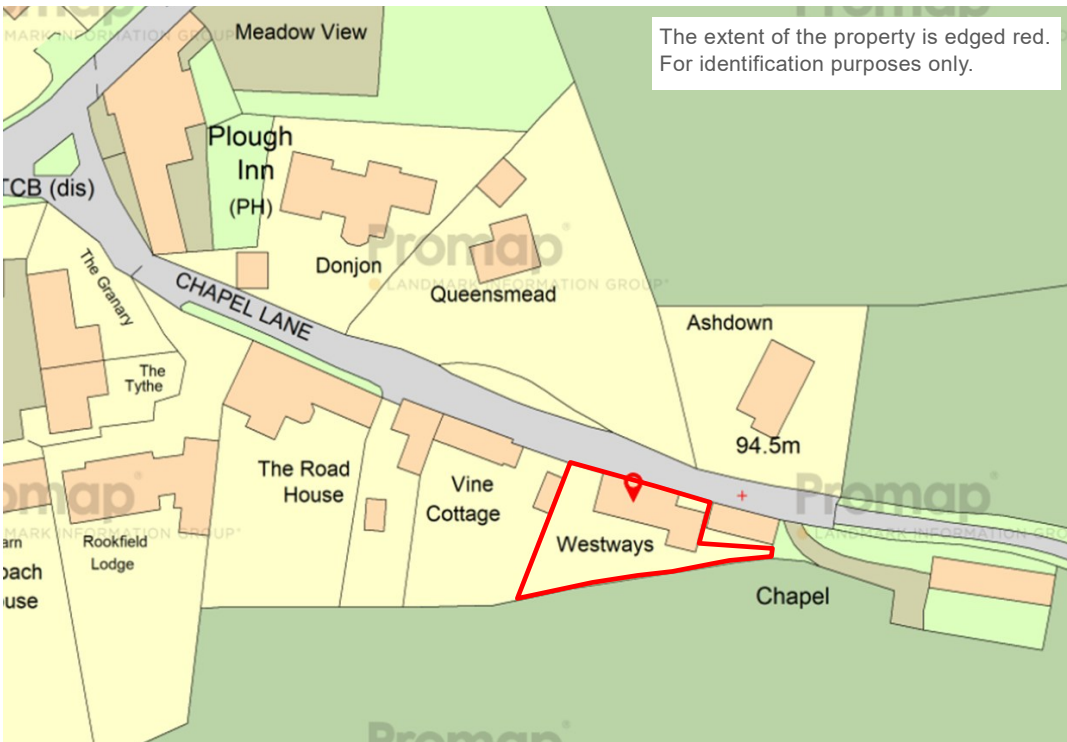
A south-facing patio links beautifully with both the sitting room and kitchen porch, making it a natural extension of the home and a perfect spot for morning coffee, summer lunches or simply enjoying the sun throughout the day while looking out across the garden.

The property also benefits from a double garage with an electric up-and-over door, as well as light, power and a pedestrian door opening directly into the garden. Additional parking is conveniently available at the top of Chapel Lane.

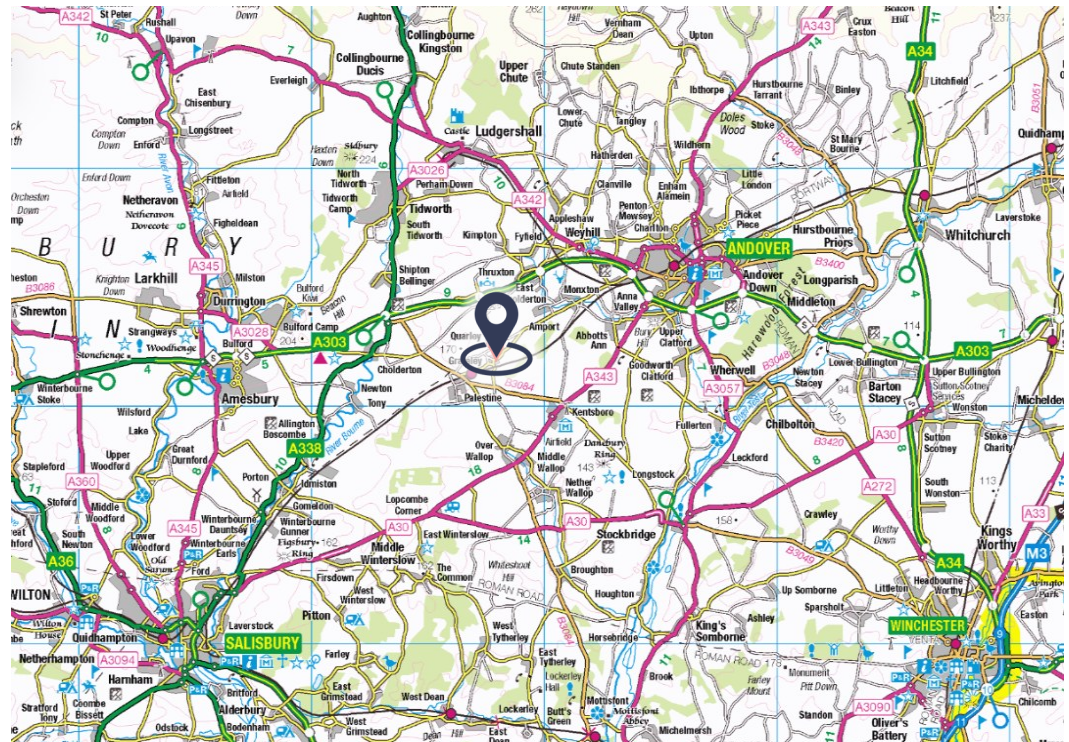
## Location

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. Westways enjoys a lovely position within the village Conservation Area and has countryside views. There are good walks and cycling routes nearby.

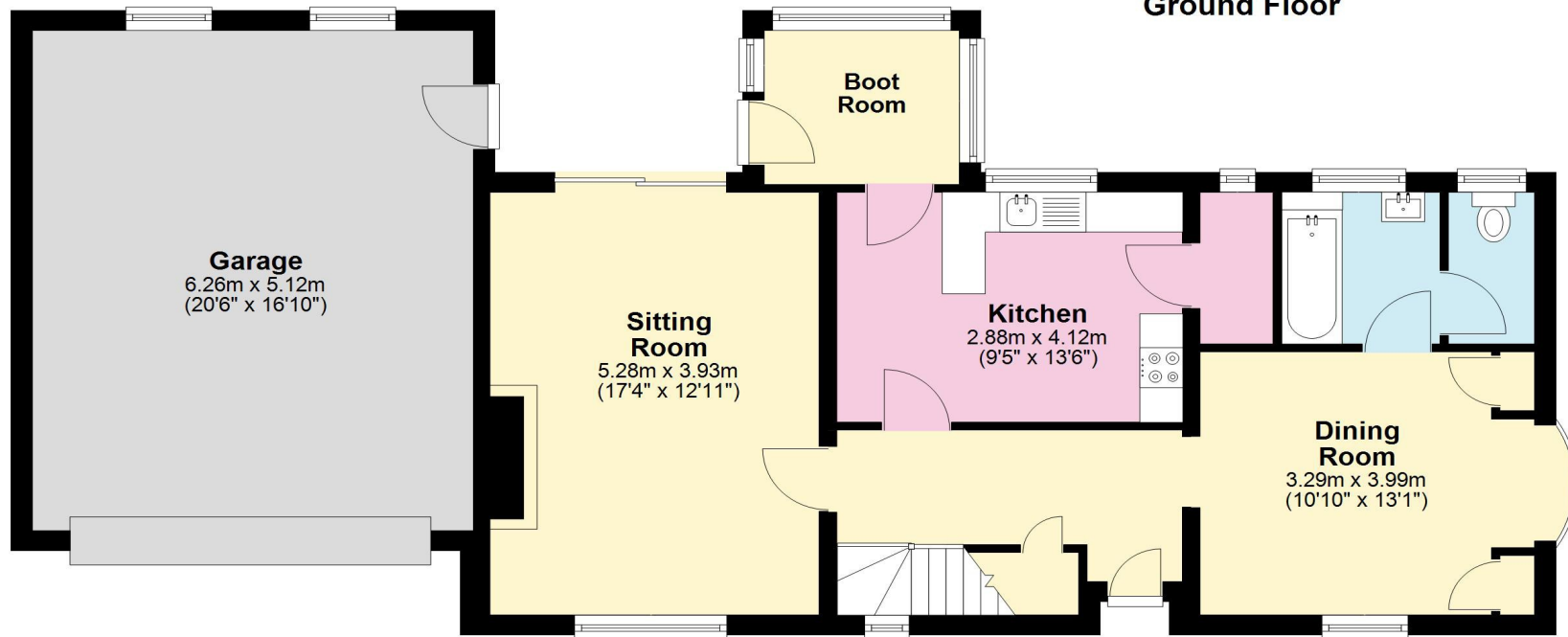




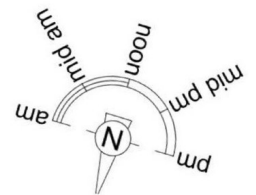
The extent of the property is edged red. For identification purposes only.



## Ground Floor



## First Floor



Total area: approx. 166.2 sq. metres (1789.0 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

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