



Junction Lodge 3 The Shires, Grateley, Andover, SP11 7FF
Asking Price £499,950



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PROPERTY DESCRIPTION BY Miss Molly Scruton

This beautifully presented, modern family home offers generous and versatile living accommodation arranged over two floors, perfectly suited to contemporary lifestyles. From the moment you arrive, the property makes a strong first impression with its attractive brick façade, private driveway parking and a detached garage providing excellent storage or additional parking.

Inside, the ground floor is centred around a bright and sociable kitchen/dining room, ideal for everyday family life and entertaining alike. This space flows effortlessly into a separate sitting/play room, creating a flexible layout that can adapt to a variety of needs, whether that be a cosy snug, home office or playroom. A welcoming entrance hall and convenient cloakroom complete the ground floor.

Upstairs, the home continues to impress with four well-proportioned bedrooms, offering excellent flexibility for families, guests or those working from home. The principal bedroom enjoys its own en-suite, while the remaining bedrooms are served by a modern family bathroom, all finished in a clean, neutral style.

To the rear, the enclosed garden provides a fantastic outdoor space for both relaxation and entertaining. Laid mainly to lawn with a paved patio area, it is perfect for summer gatherings, children's play or simply unwinding. A stylish covered seating area adds a real focal point and allows the garden to be enjoyed throughout the seasons.





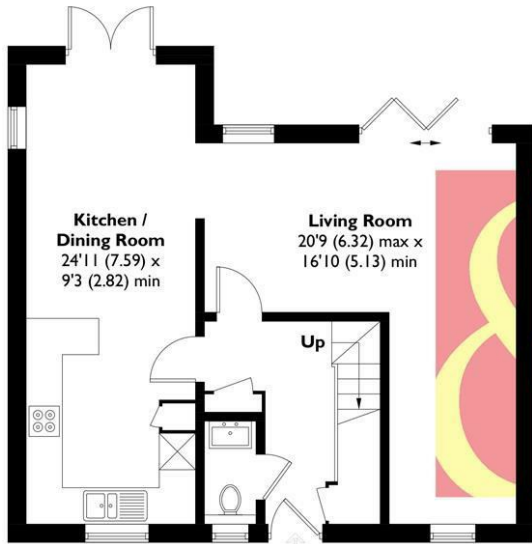
Grateley

Grateley is a charming and well-regarded village set within the Hampshire countryside, offering a peaceful rural atmosphere while remaining highly convenient for commuters. The village is known for its strong sense of community, attractive period homes and surrounding farmland, with access to scenic walks and bridleways. Despite its tranquil setting, Grateley benefits from a mainline railway station providing direct services to London Waterloo, making it ideal for those seeking country living without sacrificing connectivity.

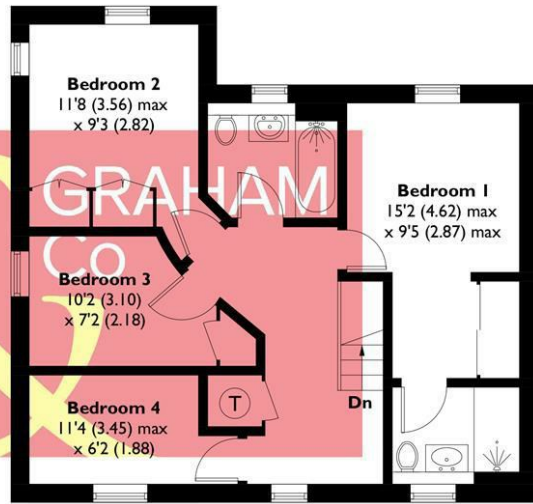




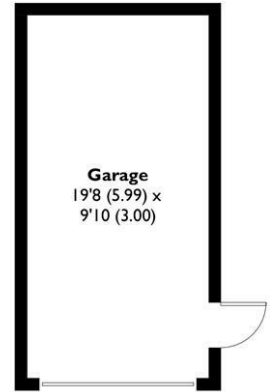
APPROXIMATE GROSS INTERNAL AREA = 1185 SQ FT / 110.1 SQ M
GARAGE = 194 SQ FT / 18.0 SQ M
TOTAL = 1379 SQ FT / 128.1 SQ M



GROUND FLOOR
596 SQ FT / 55.4 SQ M



FIRST FLOOR
589 SQ FT / 54.7 SQ M



(Not Shown In Actual Location / Orientation)

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. Created by Emzo Marketing (ID1276099)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100) A			95
(81-94) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: D



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

