



Southdene, Grateley, SP11 8LH

A detached four bedroom bungalow with a range of outbuildings and rural outlook



SITUATION

Stockbridge 8 miles • Andover 8 miles
Salisbury 14 miles • Winchester 25 miles

Southdene is well situated on the edge of the village and benefits from a semi rural location. However, it is a short distance to Grateley station which has trains to London Waterloo and westwards to Salisbury and beyond.

There is also very good access to the A303 which is 5 minutes away. The village of Grateley has a primary school, church and other local amenities can be found in the Wallops about 3 miles away. More comprehensive facilities can be found in Andover and the Cathedral cities of Salisbury and Winchester.

The very popular destination of Stockbridge town is just 4 miles away.



PROPERTY ACCOMMODATION

Ground Floor

Entrance Hall • Kitchen & Dining Room • Utility Room
Pantry • Cloakroom • Sitting Room • Family Bathroom
Four Bedrooms

Outside

BBQ Area • Greenhouse • Pub • Summer House • Workshop
Home Office / Work Area (this could be converted back into a single garage)
Gardens to front & rear



THE PROPERTY

Southdene was built in about 1950 and has been well maintained and benefits from very good living and bedroom accommodation which includes a modern kitchen and bathroom.

Both the sitting room and main bedroom benefit from the views into the garden and over the neighbouring field and woodland.

Southdene stands in a good plot and has the great advantage of numerous outbuildings which could be used for a number of different purposes. The adjacent garage has been converted into two offices and beside that is a very good workshop which combined with the other outbuildings makes Southdene a most versatile property.

OUTSIDE

Southdene is approached off the Cholderton road and to the front there is a generous driveway and turning circle with ample car parking together with an area of lawn, flower bed and enclosed by mature hedgerow.

From the front a foot path beside the offices leads to the workshop and the rear gardens which are mainly laid to lawn with a box hedge topiary as well as planted beds. Terraced areas, one being close to the fully equipped BBQ area.

In addition to this the vendors have added a 'pub' The Watering Hole as well as a summer house positioned towards the rear of the garden. In addition to this there is large shed suitable for storage.





The Pub



BBQ Area & Greenhouse

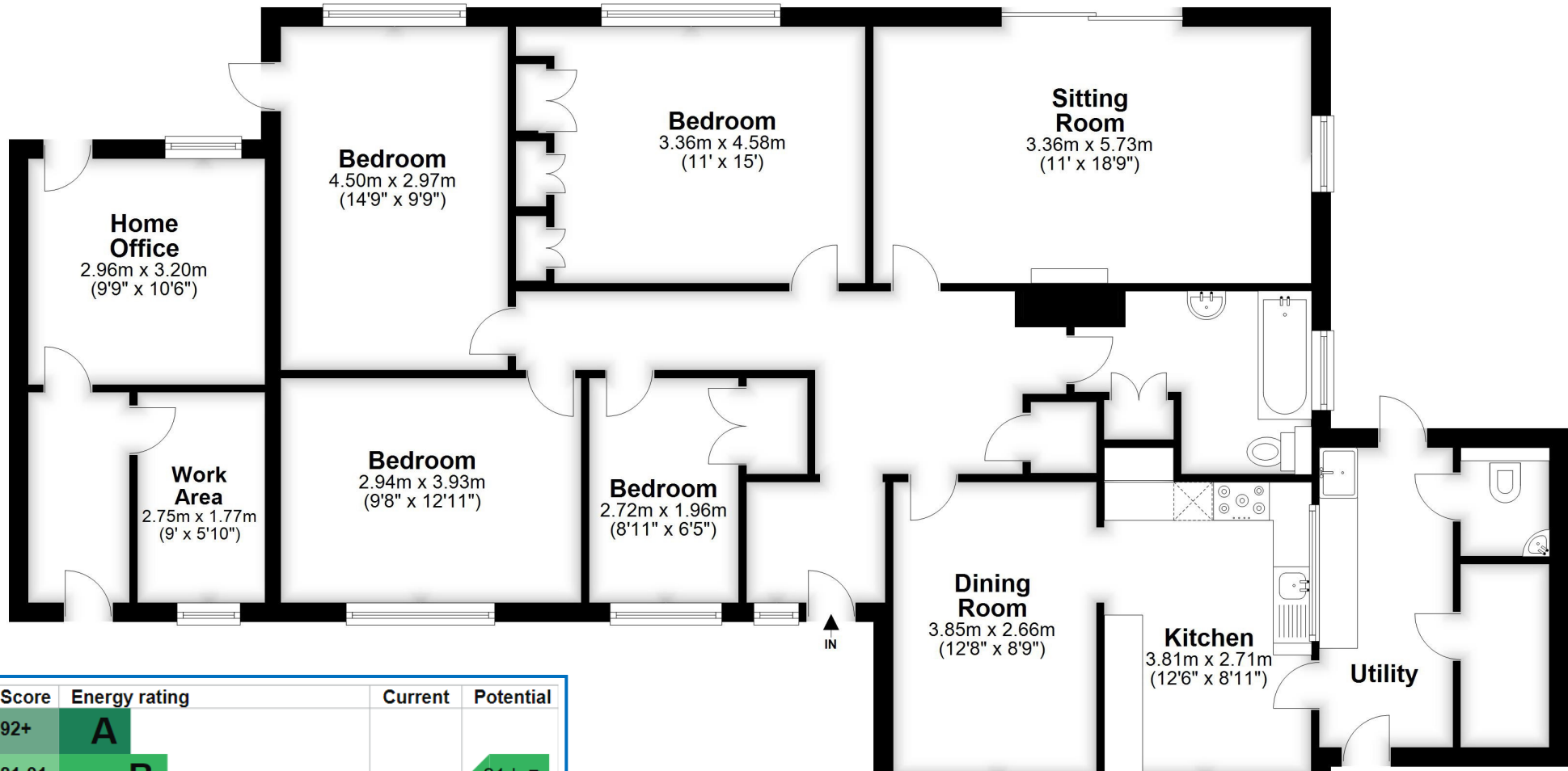


Topiary Terrace & Workshop



Garden Summer House & View Beyond

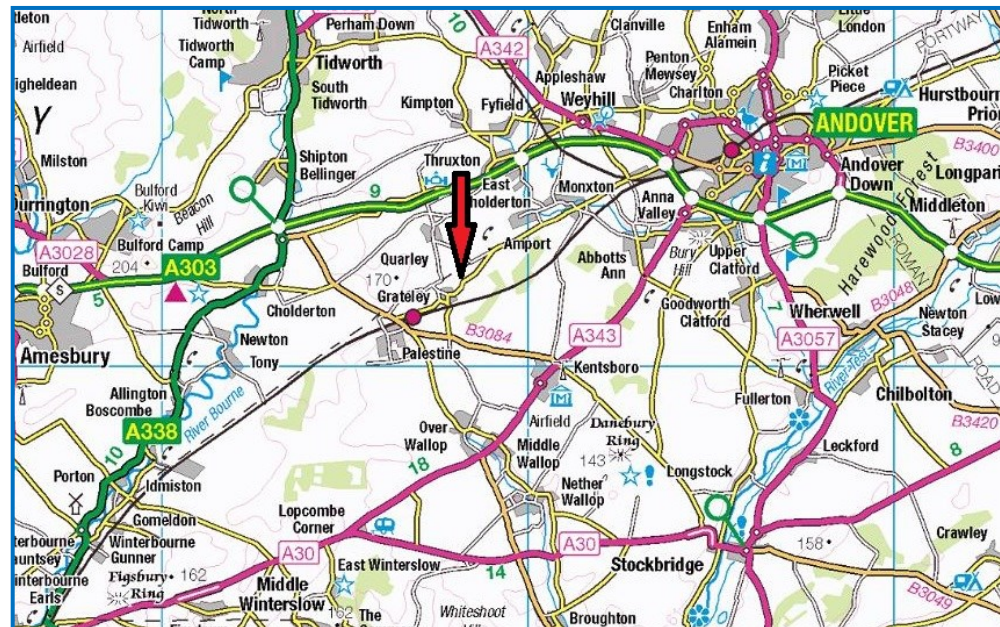
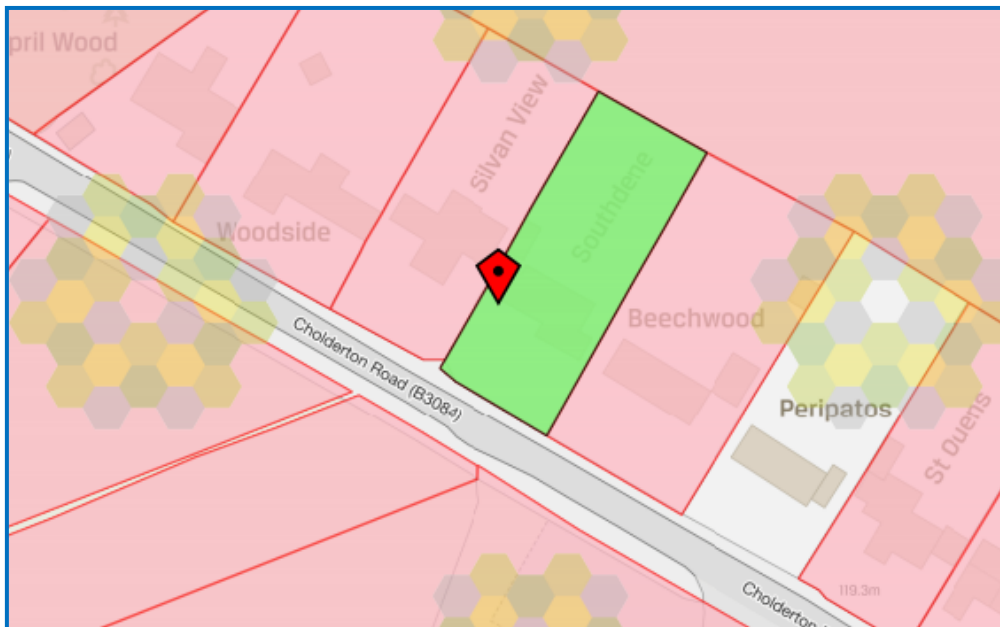
Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 144.7 sq. metres (1557.5 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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VIEWINGS

Strictly by appointment through Myddelton & Major
Tel: 01264 316 000

DIRECTIONS: SP11 8LH

Take the A343 towards Salisbury. Take the right hand turning on the B3084 towards Grateley. Turn right at the cross roads and following the road over the railway bridge. The bungalow is situated on the right.

SERVICES

Mains electrics and drainage
Oil central heating
LPG Gas to cooker

TENURE

Freehold

VIRTUAL TOUR AVAILABLE ON REQUEST

PLANNING AUTHORITY

Test Valley Borough Council
Tel: 01256 368000

rightmove

onTheMarket.com

33 London Street, Andover, Hampshire SP10 2NU

01264 316000
www.myddeltonmajor.co.uk

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