



## Carrick House, Grateley, SP11 7EB

A four bedroom detached house in rural village within walking distance to Grateley train station







View beyond the rear garden

## SITUATION

**Andover 14 miles • Stockbridge 8 miles • Winchester 17 miles • Salisbury 14 miles**

Situated on the Wallop road, the property is within a 5 minutes walk from the mainline railway station with direct trains to London Waterloo (1 hour 20 minutes). The thriving village is a 5 minute drive from the property and offers a shop, public house, primary school and a 9 hole golf course. Easy access to the A303 which links to the West country and the M3 to London. A more comprehensive range of facilities is to be found in the nearby market town of Andover and the Cathedral cities of Salisbury and Winchester. Stockbridge is within a 10 minutes drive from the property offering various boutique, grocery shops and amenities. The area is renowned for a number of highly regarded independent schools in Winchester, Salisbury and Andover as well as good state primary and secondary schools.





**Garden & Terrace**



**Dining room leading to the kitchen & family room**

## PROPERTY

A detached property situated in Grateley. Offering four bedrooms, Carrick House benefits from natural light throughout. A modern kitchen/ breakfast room with cream shaker units , butler's sink and granite worktops provide an excellent and practical kitchen with a Rangemaster. The utility room with sink leads to the garage, and the back door leads to the side path and garden.

A storage cupboard can be found underneath the staircase. A well proportioned sitting room with an attractive limestone open fire place offers a wonderful space to relax. Sliding glass doors lead out onto the rear patio which enjoys views over the neighbouring field and the delights of the garden during the sunnier months.

All of the bedrooms are well laid out. The main bedroom with shower en-suite overlook the garden and field beyond. A family bathroom includes a bath with overhead shower. The fourth bedroom could also be suitable for a study/ home office.

During the summer months the garden is well stocked with hydrangeas, tree peonies, clematis and a selection of other perennials. A vegetable bed includes a selection of fruit bushes and rhubarb. Climbing roses and a scented jasmine can be found on the rear of the property. Laurel hedging and wooden fencing border the property. The garden is mainly laid to lawn and beds planted with spring bulbs can be found at the front of the property.

Wooden gates to the front of the drive allow for privacy from the main road. A gravel driveway provides parking for approximately 3-4 cars.





## ACCOMMODATION

Ground Floor - Hallway • Kitchen/ Breakfast room • Utility room

Hall Cupboard • Sitting room • Cloakroom

First Floor - Main Bedroom with shower en-suite

Three further bedrooms • Family Bathroom

Outside - Garden Shed • Single Garage with electric door

Gated driveway



## SERVICES

Mains water & drainage, mains electricity, oil fired central heating.

## COUNCIL TAX

Band E

## PLANNING AUTHORITY

Test Valley Borough Council

Tel: 01264 368000

## VIEWING

Strictly by appointment through Myddelton and Major Tel: 01264 316000



Bedroom



Utility room

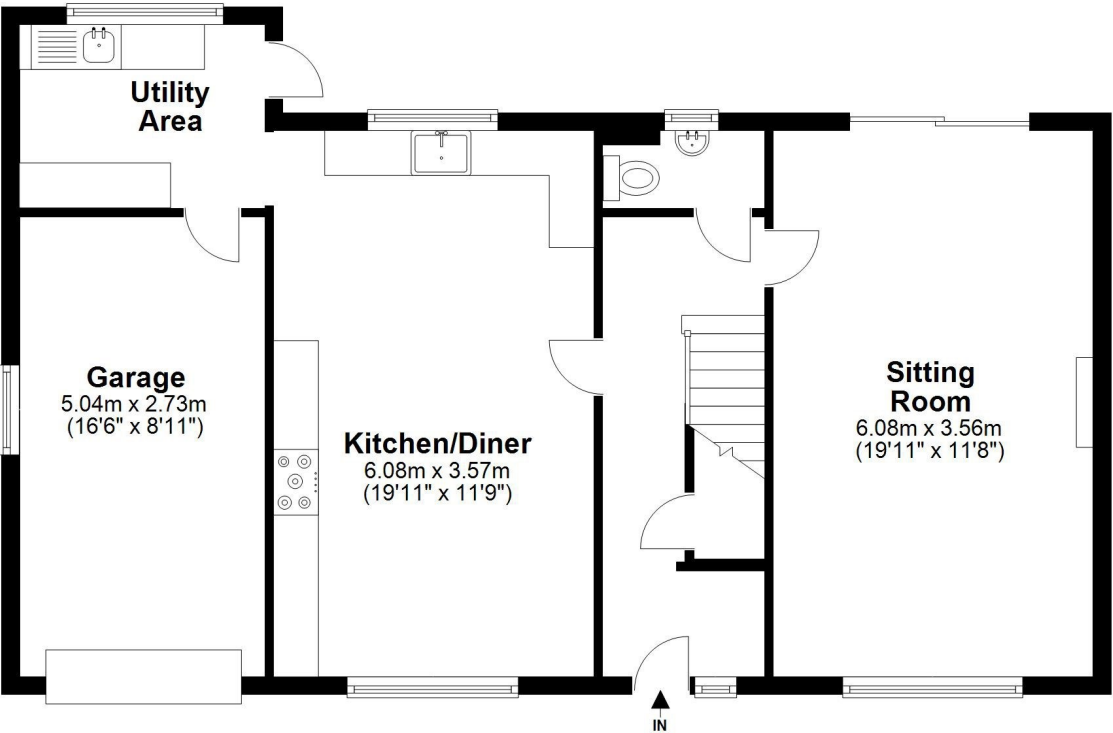


Family bathroom

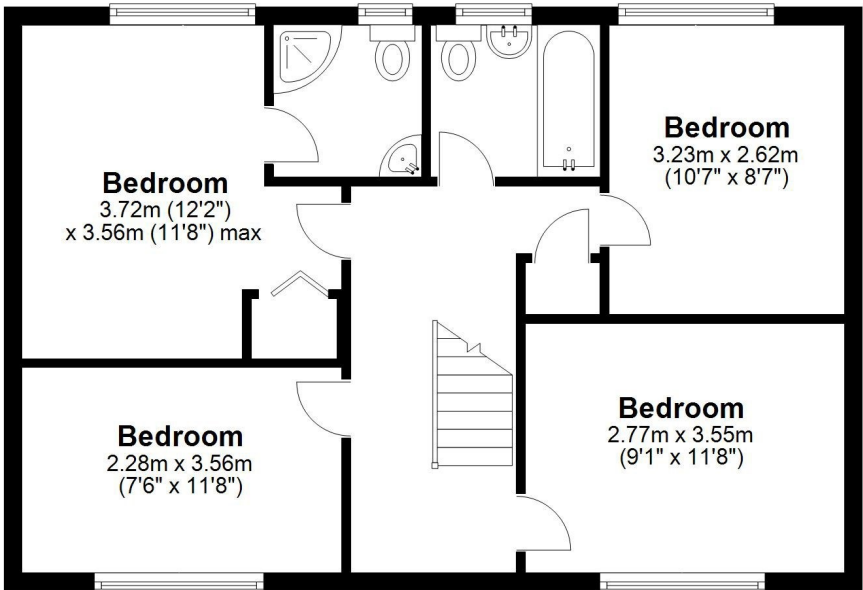


Carrick House - Floor plan

Ground Floor



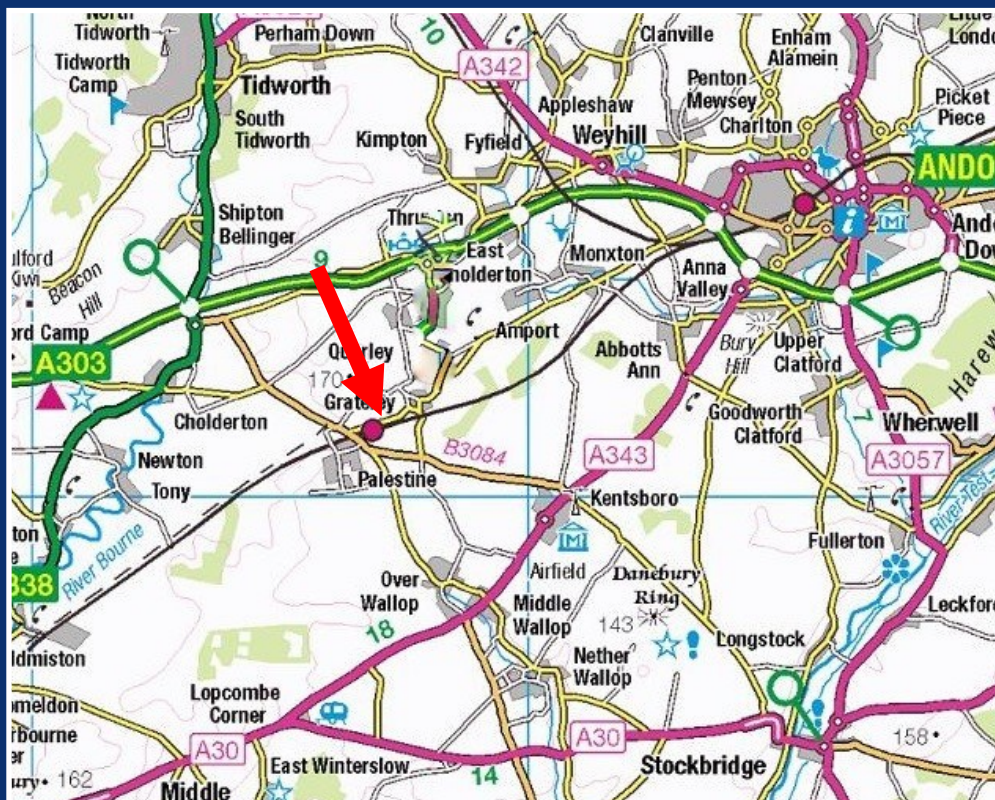
First Floor



Total area: approx. 131.0 sq. metres (1410.1 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D	60   d	
39-54	E		
21-38	F		
1-20	G		



### DIRECTIONS

From Andover take the A343 towards Middle Wallop. Turn right on the Old Stockbridge Road/ B3084. At the junction, turn right. The property is approximately 500m on the right. There are wooden gates and established hedging at the front of the property.



### PROMAP (Above)

The extent of the property is edged blue and is approximately 0.12 acres.

Note - This is for identification purposes only.

### Money Laundering Regulations 2017

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