



EVANS & PARTRIDGE

LYNDALE, MOUNT HERMON ROAD
PALESTINE, ANDOVER











LYNDALE, MOUNT HERMON ROAD, PALESTINE, ANDOVER, HAMPSHIRE SP11 7EW

AN EXCITING OPPORTUNITY TO PURCHASE THIS DETACHED INDIVIDUAL BUNGALOW OFFERING GREAT SCOPE AND POTENTIAL STANDING IN A LEVEL PLOT OF APPROACHING AN ACRE WITH LARGE WESTERLY FACING GARDEN IN A QUIET RURAL SETTING

**GRATELEY MAINLINE STATION WITHIN A SHORT WALK / CYCLE
DIRECT TRAINS TO LONDON WATERLOO
IDEAL FOR SCHOOL TRANSPORT TO SALISBURY / BASINGSTOKE
LEVEL PLOT EXTENDING TO ABOUT 0.92 ACRES
OUTSIDE CONSERVATION AREA AND WITH GREAT POTENTIAL SUBJECT TO PLANNING**

OFFERS INVITED AROUND: £750,000 Freehold

DESCRIPTION

An extended detached bungalow, brick elevations beneath a tiled roof with a felt flat roof extension. The accommodation includes living room, sitting room (both with fireplace), office, kitchen/dining room, three double bedrooms, en suite shower room and bathroom. The property is set back from a quiet lane and stands in a large level site of approaching an acre. Along each boundary there is a line of mature Beech trees with hedging and small trees beneath, it is understood that these boundary trees have a TPO. The plot allows for considerable parking and there is a double garage, carport and stores. This fantastic plot offers significant scope and potential (subject to all consents). We understand the site is within the settlement area and outside a conservation area.

LOCATION

The property is situated in the quiet rural hamlet of Palestine within walking distance of Grateley mainline railway station which provides fast services to London Waterloo in about 75 minutes. The village of Grateley (one mile distant) has a primary school, public house, a Nepalese restaurant, church and village hall. The picturesque town of Stockbridge, traversed by the River Test, is 10 minutes drive away and has local shops, a post office, doctors surgery, schools and an abundance of pubs and restaurants. Andover, approximately six miles away, offers a comprehensive range of shopping, educational and leisure facilities, and also has a mainline station. The towns of Winchester, Salisbury and Basingstoke are all within 30 minutes drive and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Entrance	Path leading to covered entrance porch. Part obscure glazed UPVC door into:
Hall	Oak effect flooring. Door into laundry cupboard: space and plumbing for washing machine with shelf above and coat hooks. Sliding door into kitchen/diner. Panelled door into:
Sitting Room	Rolled steel log burning stove on raised tiled hearth. Picture window to front aspect and wide bay picture window to rear aspect both affording views over the large mature gardens. Ceiling coving and pendant light point.

Kitchen / Diner	Stainless steel 1½ bowl sink unit with mixer tap and drainer. Roll top work surfaces all with ceramic tiled splashbacks. A range of oak effect high and low level cupboards and drawers incorporating tall larder/pantry cupboard. Neff eye level oven and grill, four ring ceramic hob to one side, integrated recently installed dishwasher. Recess for day fridge unit. Striplight, pendant and wall light points. Windows to side and rear aspect. Dining area with space for family table and sideboard. Large modern sliding glazed door with full height glazed panel to one side opening onto the rear patio and enjoying views over the main garden. Part decorative obscure glazed door into:
Inner Hall	Pendant light points and loft hatch. Deep cupboard housing Worcester oil fired boiler. Cupboard above containing lagged copper hot water cylinder. Doors to living room, bathroom, cloakroom, bedrooms and obscure glazed door into:
Front Lobby	Brick and glazed elevations beneath a flat roof. Light and power. Door to front garden. Further door at end into:
Office	A simple construction; glazed windows on single skin brick plinths beneath a flat roof. Power points. Fluorescent strip light. Shelving and space for desk. Full width windows to front and side aspects overlooking part of the garden.
Living Room	Triple aspect centering on an open fireplace with inset Jetmaster. Recesses to either side of the chimney breast. Picture windows to front and side elevations. Large glazed sliding door with similar glazed panel to side opening into the front garden. Ceiling coving and pendant light point.
Principal bedroom	Double bedroom. Picture window to front aspect. Coving and pendant light point. Door into:
En Suite	White suite comprising pedestal wash hand basin with mirror fronted cabinet above. Low level WC. Sliding door into large tiled enclosure with mixer shower. Full chrome towel radiator. Obscure glazed window. LED downlighters. Built-in double wardrobe.
Bedroom 2	Double bedroom. Picture window with views down the rear garden. Ceiling coving. Pendant light point. Built-in double wardrobe in one corner, one door has a mirror front. Long fitted dressing table with chest of drawers to side.
Bedroom 3	Double bedroom. Central arch with space for bed, wardrobes to either side. Picture window with views down the rear garden. Built-in dressing table with drawers and shelf above. Coving, ceiling light point.
Bathroom	Pedestal wash hand basin, panelled bath with mixer tap/handheld shower attachment to one end, tiled surround. Striplight with shaver socket, mirror. Separate mirror fronted medical cabinet. Wall mounted fan heater. Obscure glazed window. Ceiling light point.
Cloakroom	WC. Obscure glazed window.
Outside	Wrought iron gate on statue topped brick piers. Path leads to the front of the property and divides to the front entrances. Large level front garden interspersed with herbaceous borders, shrubs and trees. The boundaries are enclosed by hedging plants and a line of mature Beech trees.
Drive and Garaging	Splayed access off lane. Statue capped brick piers and wrought iron double gates onto long block edged tarmac driveway leading to the side of the front garden and beyond the bungalow where it expands into a level parking area surrounded by shrubs and hedging. Access to double garage brick elevations beneath a recently replaced felt roof, twin up and over doors, light and power connected. Basic car port extends to one side. Large steel shed adjacent.

Rear Garden	A patio area extends behind the property, enclosed by block screen walls, pergola and climbing plants. Awning above dining area doors. The garden is a substantial level area enclosed on all sides by hedging and mature trees (mainly Beech) interspersed with specimen trees, herbaceous borders and topiary conifers. Arbour/seat with south westerly view and large timber shed (in need of replacement).
Services	Oil heating, mains water and private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 7EW
Council Tax	E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

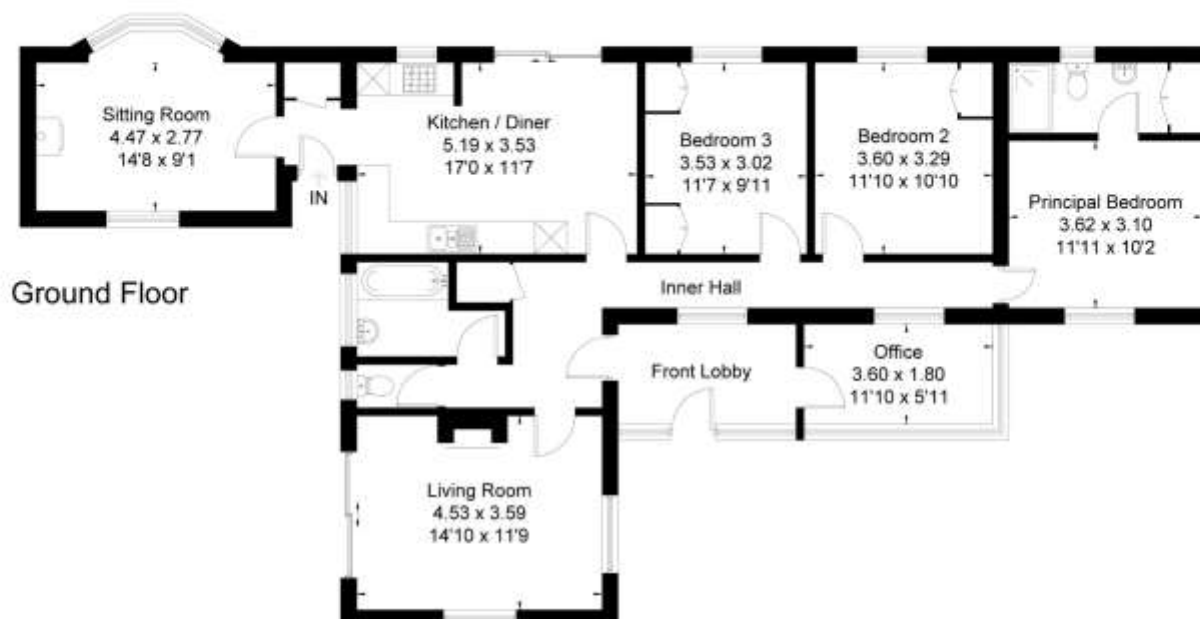
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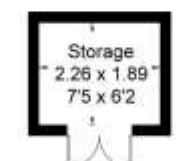
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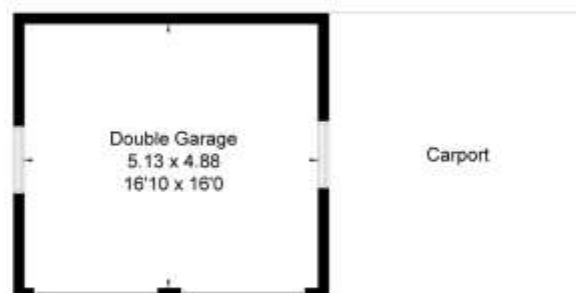
Approximate Floor Area = 129.3 sq m / 1392 sq ft
 Garage = 26.7 sq m / 287 sq ft
 Storage = 4.3 sq m / 46 sq ft
 Total = 160.3 sq m / 1725 sq ft



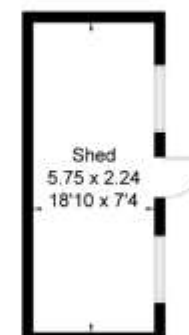
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #86393

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G
<small> All ratings are based on the Energy Performance Certificate (EPC) for the property. The EPC is a legal requirement for all properties that are rented out or sold. The EPC is a document that shows how energy efficient a property is. The EPC is a document that shows how energy efficient a property is. The EPC is a document that shows how energy efficient a property is. </small>	
<small> England, Scotland & Wales EU Directive 2002/91/EC </small>	