



EVANS & PARTRIDGE

WINDSONG, ZION ROAD
PALESTINE, ANDOVER











WINDSONG, ZION ROAD, PALESTINE, ANDOVER, HAMPSHIRE SP11 7EN

A DETACHED CHALET STYLE FAMILY HOUSE PROVIDING SPACIOUS VERSATILE ACCOMMODATION AND STANDING IN A PLOT OF ABOUT A QUARTER OF AN ACRE WITH A SOUTH EASTERLY REAR ASPECT QUIETLY SITUATED WITH EASY ACCESS TO COUNTRY WALKS AND GRATELEY MAINLINE RAILWAY STATION WITH THE BENEFIT OF BEING WITHOUT A CHAIN

**WALKING DISTANCE OF MAINLINE RAILWAY STATION (SALISBURY – WATERLOO)
LARGE LIVING ROOM - DINING ROOM - CONSERVATORY - STUDY
KITCHEN / BREAKFAST ROOM WITH ADJOINING UTILITY
GROUND FLOOR BEDROOM WITH ADJACENT SHOWER ROOM
THREE FIRST FLOOR BEDROOMS (ONE EN SUITE) - FAMILY BATHROOM
MATURE QUARTER ACRE PLOT AND DETACHED DOUBLE GARAGE**

OFFERS INVITED AROUND: £725,000 Freehold

DESCRIPTION

A modern detached chalet style house constructed of brick elevations beneath a tile roof. The accommodation comprises: reception hall, large living room with open fireplace and adjoining conservatory, separate dining room and study, kitchen/breakfast room and utility. There is also a large double bedroom on the ground floor with an adjacent shower room. On the first floor there are three bedrooms, one with en suite bathroom plus a family bathroom. The property has a well enclosed quarter acre plot, gated driveway and double garage.

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

Approach

Steps rise to beneath a wide covered entrance porch, tiled on exposed decorative gallows brackets. Panelled door with high level obscure glazing leads into:

Reception Hall

Turning staircase with balustrade to one side rises to the first floor, door to deep cupboard beneath. Ceiling coving. LED downlighters. Panelled double doors to living room. Further single doors to dining room, study, kitchen/breakfast room, bedroom 4 and shower room.

Living Room	A large long dual aspect reception room. Open fireplace housing Jetmaster fire with decorative stone surround and raised hearth. Wide picture window to front aspect. Further picture window to side aspect. Ceiling coving. Ceiling light points, wall lights. Panelled double doors open into dining room. Wide sliding glazed door with similar panel to side opening into:
Conservatory	Brick plinths supporting UPVC double glazed elevations beneath a hipped thermoplastic roof. Terracotta style ceramic tiled flooring. Wall light, central pendant light and fan. Two doors to outside and attractive views of the rear garden.
Dining Room	Space for dining table, dresser and sideboard. Picture window to rear aspect. Ceiling coving. Central pendant light point.
Study	Comprehensive book/display shelving to the width of one wall. Window overlooking front garden. Space for desk with further high level shelving above. Ceiling coving. Ceiling light point.
Kitchen / Breakfast Room	L-Shaped. Roll top work surfaces and corner breakfast bar, all with ceramic tiled splashbacks. Inset 1½ bowl stainless steel sink unit with drainer and mixer tap. A range of cream fronted high and low level cupboards and drawers with high level open fronted display shelving and some deep pan drawers. Eye level Neff double oven and grill, four ring ceramic hob with stainless steel hood over housing extractor and light. Integrated Hotpoint dishwasher. Integrated fridge and freezer with full height pull-out larder to one side. Wide picture window overlooking the rear garden. Strip lighting. Panelled door to deep cupboard housing lagged hot water cylinder with fitted immersion and slatted shelving above. Opening into:
Utility	Similar roll top work surfaces with tiled splashbacks. High and low level cupboards. Stainless steel sink with drinking water tap, water softener housed in cupboard beneath. Worcester oil fired boiler. Recess and plumbing for washing machine. High level shelf. Part obscure glazed door with window to side to outside. Ceiling light point.
Bedroom 4	A large dual aspect double bedroom. Window to front aspect. Further obscure glazed window to side aspect in alcove with vanity unit, roll top surface with wash hand basin, tiled splashback, double cupboard beneath. Mirror, ceiling coving and pendant light point.
Shower Room	Matching suite. Pedestal wash hand basin with mixer tap. Low level WC. Wide tiled enclosure with sliding glass door housing mixer shower. Obscure glazed window. Coving. Ceiling light point.
<u>First Floor</u>	
Central Landing	U-shaped with surrounding balustrade. Velux window to front aspect with far reaching views. Large loft hatch. Eaves access for storage. Panelled doors to:
Principal Bedroom	A large double bedroom with wide dormer picture window to rear aspect affording fantastic far reaching views to the rolling countryside. Twin pendant light points. Two wide sets of folding doors with his and hers built in wardrobes. Panelled door to:
En Suite Bathroom	Panelled jacuzzi bath with central taps. Pedestal wash hand basin with mixer tap. Low level WC. Part tiled walls, strip light/shaver socket. Velux skylight with far reaching views. Ceiling light point.

Bedroom 2	Double bedroom. Wide dormer picture window to rear aspect with far reaching views to countryside. Eaves storage. Pendant light point.
Bedroom 3	A smaller double bedroom with dormer window to front aspect. Built-in wardrobe and pendant light point.
Family Bathroom	Panelled bath with tiled surround and mixer tap/handheld shower attachment to one end. Pedestal wash hand basin with mixer tap. Low level WC. Part tiled walls. Velux window with far reaching views. Ceiling light point, strip light/shaver socket.
Outside	Splayed access off lane onto concrete and shingle driveway providing parking and turning space. Path to front entrance porch and access to the double garage.
Double Garage	Constructed of brick elevations beneath a tall tiled roof. Two up and over doors to front to either side of brick pier. One electric with remote. Light and power points. Personnel door to side. Window.
Front Garden	The property has a particularly wide frontage, enjoying privacy and well enclosed by mature mixed hedging. Large level front lawn interspersed with daffodils and a variety of fruit, mixed deciduous specimen trees and shrubs. Access to either side of the property converge on the rear garden, all well enclosed by fencing, part with trellis above. Greenhouse and raised oil tank. Having the benefit of a south easterly orientation, triangular and tapering to a point. Central lawn with topiary Yew, herbaceous borders filled with perennial shrubs, a further assortment of fruit and specimen trees.
Services	Mains water and electricity. Private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP11 7EN
Council Tax	E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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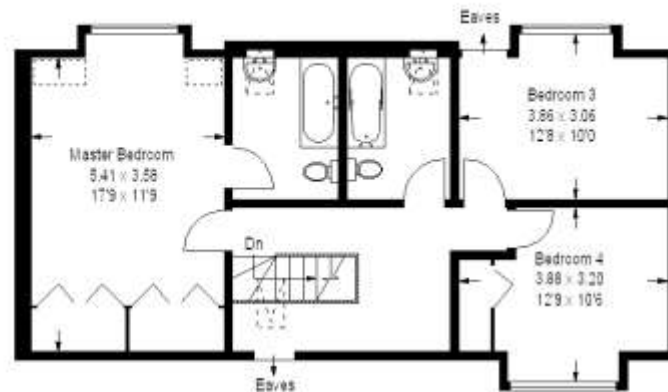
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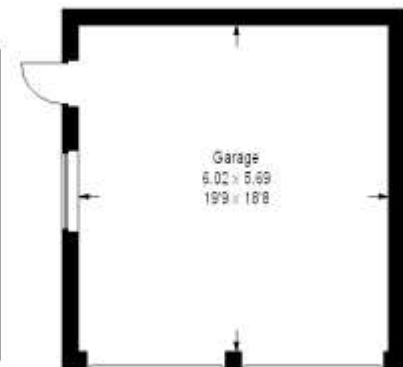
Approximate Gross Internal Area = 173 sq m / 1862 sq ft
Garage = 34 sq m / 366 sq ft
Total = 207 sq m / 2228 sq ft



Ground Floor



First Floor



Garage

(Not Shown In Actual Location / Orientation)

Reduced headroom below 1.5 m / 5'0"

FLOORPLANZ © 2013 0645 6344080 Ref 110351

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

