



**EVANS & PARTRIDGE**

**POPPY FIELDS, PEACH GROVE**  
**PALESTINE, ANDOVER**



























# POPPY FIELDS, PEACH GROVE, PALESTINE, ANDOVER, HAMPSHIRE SP11 7EP

**A RECENTLY BUILT HIGH QUALITY DETACHED INDIVIDUAL FAMILY HOUSE WITH DOUBLE GARAGE  
STUDIO ANNEXE ABOVE SEPARATE GARDEN STORE WITH SUMMERHOUSE IN TOTAL ALL EXTENDING TO ABOUT 3,400 SQ FT  
STANDING IN A THIRD OF AN ACRE**

**GRATELEY MAINLINE STATION IN WALKING DISTANCE (WATERLOO LINE)  
QUIET RURAL SET BACK FROM ALL ROADS  
UNDERFLOOR HEATING DOWNSTAIRS - AIR SOURCE HEAT PUMP - SOLAR THERMAL HOT WATER  
STUNNING OPEN PLAN KITCHEN WITH SITTING AND DINING AREAS  
HALL - CLOAKROOM - LIVING ROOM - STUDY  
FOUR LARGE DOUBLE BEDROOMS ALL EN SUITE - BEDROOM FIVE  
DOUBLE GARAGE / WORKSHOP WITH STUDIO ANNEXE ABOVE**

**OFFERS INVITED AROUND: £1,100,000 Freehold**

## **DESCRIPTION**

A recently built well insulated and highly energy efficient individual detached house providing stylish and extensive versatile accommodation. The ground floor centres on a fabulous open plan kitchen including a separate dining area under a lantern skylight and a cosy sitting area with log burner, each with wide folding glass doors to the main terrace. The ground floor also has a central hall with cloak area and cloakroom, living room, study, utility, boot room and a spacious fourth bedroom with en suite bathroom. The first floor features three generous en suite bedrooms and a further single bedroom. There is extensive parking and a new double garage with EV charger and studio annexe over. We highly recommend viewing to fully appreciate this excellent home.

## **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**

Curved Sandstone path with herbaceous borders to either side leading to composite and part glazed door with full height glazed panel to one side leading into:

### **Reception Hall**

A spacious central area. Turning staircase with split level half landing and exposed balustrade to one side rises to the first floor. Low door to understairs storage cupboard. LED downlighter. Oak effect Karndean flooring. Wide alcove with roll top bench, shoe storage beneath, space for coat hooks over with high cupboards above. Panelled doors to living room, study, open plan kitchen with adjoining sitting and dining areas, bedroom suite 4 and cloakroom.



<b>Cloakroom</b>	Large and well appointed. Oak topped washstand with central ceramic basin, drawer beneath, tiled splashback with low level WC to one side. Tiled floor. Obscure glazed window to front aspect.
<b>Living Room</b>	A square reception room centering on an open dual aspect fireplace with dual aspect steel log burning stove on raised tiled hearth. Picture window to rear aspect overlooking the main garden. Surrounding LED downlighters with concealed pelmet uplighters.
<b>Study</b>	Karndean oak effect flooring. Window to front aspect. LED downlighters. Window to front aspect.
<b>Main Living Area</b>	Comprising of a central kitchen/breakfast room with adjoining sitting and dining areas.
<b>Kitchen/Breakfast Room</b>	Large central quartz topped island with raised oak effect L-shaped breakfast bar along two sides. Pendant light points over. Central five zone induction hob, flush extractor and light over, a comprehensive range of drawers to one side. Further quartz top work surface to one corner with inset 1½ bowl sink unit and mixer tap. A range of high and low level cupboards with window to side aspect. Integrated day fridge unit, integrated dishwasher and recycling area. Further full height run of units, large larder cupboards at either end, central eye level twin Bosch ovens with central warming drawer and integrated microwave above, deep shelved pantry cupboards above and below. Karndean oak effect flooring throughout. Rako scene setting lighting controls. Door to utility/freezer room.
<b>Sitting Area</b>	Opposite side of dual aspect fireplace and log burner. Central chimney breast with built-in dresser style units to either side comprising log stores, an array of low cupboards with book/display shelving above and glass shelves with spot lights over. Karndean oak flooring continues. Space for seating furniture and folding aluminium glazed doors opening onto the terrace and rear garden.
<b>Dining Area</b>	Square and dual aspect. Picture window to rear aspect. Aluminium folding glazed doors opening onto the rear terrace and garden. Central lantern style skylight with concealed LED strip lighting. Karndean oak effect flooring.
<b>Utility / Freezer Room</b>	Roll top work surface, stainless steel sink with mixer tap and drainer, cupboard beneath, recesses to either side for appliances. Karndean oak effect flooring. Space for three tall fridge freezers. Window to side aspect. Panelled door to:
<b>Boot Room</b>	Part glazed stable style door to outside. Space for coat hooks and bench. Plant area: manifold for underfloor heating. Pressurised hot water tank, water softener and heat exchanger.
<b>Bedroom Suite 4</b>	A large double bed/sitting room with wide picture window to front aspect. Panelled door to:
<b>En Suite Bathroom</b>	White suite. P-shaped bath, with glass shower screen, overhead mixer shower with handheld and overhead attachments, wash hand basin with double cupboard beneath, mixer tap above, low level WC, metro tiled splashbacks. Shaver socket, towel radiator, obscure glazed window.
<b><u>First Floor</u></b>	
<b>Central Landing</b>	Balustrade overlooking half landing, stairwell and staircase. Natural light well. Sliding doors conceal a long cupboard with slatted shelving. Panelled doors to:
<b>Bedroom Suite 1</b>	A large double bedroom with deep picture window to rear aspect overlooking the main garden and beyond towards countryside. Wide sliding mirror fronted doors concealing a wardrobe. Eaves storage access and door to:
<b>Luxury En Suite</b>	Tile panelled double ended bath with central tap and raised surrounding display sills. Velux skylight above. Wide ceramic wash hand basin with mixer tap and two deep drawers beneath. Low level WC with concealed cistern to one side with tiled splashback, tiled sill and wide electric mirror above. Sliding glass door into large shower enclosure, internal window overlooking the bath area, bottle recesses and mixer shower. Oak effect tiled flooring. Tall towel radiator.



<b>Bedroom Suite 2</b>	Large double bedroom. Picture window to front aspect. Loft hatch and eaves storage access. Door to:
<b>En Suite</b>	White suite. P-shaped bath with glass shower screen, mixer shower with overhead and handheld attachments, metro tiled surround and sill. Wash hand basin with double cupboard beneath, mixer tap above, shaver socket to one side, low level WC, towel radiator. Velux window.
<b>Bedroom Suite 3</b>	Large double bedroom. Picture window overlooking the rear garden to countryside beyond. Long built-in wardrobe and further low level access to eaves storage. Panelled door to:
<b>En Suite Shower Room</b>	Corner quadrant shower with overhead and handheld attachments, low level WC, wash hand basin with mixer tap and electric mirror above, cupboard beneath, shaver socket to one side, low level WC, towel radiator. Natural light well.
<b>Bedroom 5</b>	Single bedroom. Dormer window to side aspect with far reaching view. Built-in cupboards. Pendant light point.
<b>Outside</b>	The property is approached over a track with grass verges to either side. Wide splayed entrance with lawn and blossom trees to one side giving access to a substantial gravelled driveway providing comprehensive parking.
<b>Front Garden</b>	Laid to lawn with spring bulbs and shrubs. Fencing and hedging plants screen the boundary.
<b>Double Garage and Annexe</b>	Brick elevations beneath a cropped hip tiled roof. Remote operated roller door to front. Light and power connected. Power floated smooth flooring. Store extending under staircase. An external door gives access to a small hall where stairs rise to a studio/guest bedroom above. Fully insulated and decorated. Velux skylights to front and rear aspect. Kitchenette area to one corner. Shower room, with WC and basin.
<b>Rear Garden</b>	Large porcelain tiled terrace with raised porcelain dwarf walls and wide steps up onto the main lawn surrounded by gravel beds ideal for barbeques and entertaining.
<b>Main Lawn</b>	Level and laid to grass. Well stocked herbaceous borders to either side. To the rear corner boundary there is a raised split level decked area and ornamental pond. To the opposite corner, boundary picket fencing with a wide gate screens an ideal area for a kitchen garden and chickens. In the centre of both there is a substantial weather boarded store with summer house/home office to one side with glazed double doors which look back over the rear garden towards the house.
<b>Services</b>	Air source heating. Private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP11 7EP
<b>Council Tax</b>	G

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

**Tel. 01264 810702**

**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)  
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**



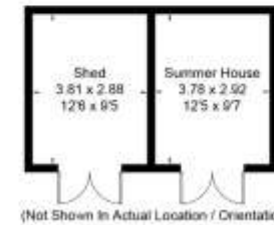
Approximate Floor Area = 237.6 sq m / 2558 sq ft  
 Garage = 67.4 sq m / 725 sq ft  
 Summer House (Excluding Shed) = 11.0 sq m / 118 sq ft  
 Total = 316 sq m / 3401 sq ft



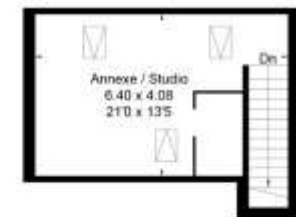
Ground Floor



First Floor



Garage - Ground Floor



Garage - First Floor



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 #87810