EVANS & PARTRIDGE
THE GRANARY
GRATELEY

FELIX
2017
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WINCHESTER

DINOSAURS
IN THE BATHROOM

THE GRANARY, OLD HOME FARM BARNS, HIGH STREET, GRATELEY, ANDOVER, SP11 8QX

A BEAUTIFULLY PRESENTED MODERN BARN STYLE HOME OFFERING SPACIOUS, VERSATILE FAMILY ACCOMMODATION, INCLUDING GENEROUS LIVING AREAS, FOUR WELL PROPORTIONED BEDROOMS AND A GOOD SIZED LEVEL GARDEN, ALL SET IN THE HEART OF THE VILLAGE.

NO CHAIN - AVAILABLE FROM JULY 2026
A SHORT CYCLE OF GRATELEY MAINLINE STATION
VILLAGE PRIMARY SCHOOL – CHURCH – RESTAURANT/PUB
DIRECT ACCESS TO COUNTRY WALKS
WELL PRESENTED ACCOMMODATION EXTENDING TO OVER 2,100 SQFT
WELL ENCLOSED GARDEN WITH SEATING AREAS AND POND
SECURE COURTYARD SETTING OF JUST SIX LARGE HOMES IN HEART OF THE VILLAGE

OFFERS INVITED AROUND: £695,000 Freehold

DESCRIPTION

A spacious semi detached barn style house with attractive timber cladding together with some exposed brickwork and brick and flint detailing beneath a slate roof. An original integral garage has been partly incorporated into the accommodation to extend the open plan kitchen, with the front section remaining as useful storage. The property fronts a spacious courtyard shared by just six homes which provides a secure setting set back from the village road. There is also a private rear garden. The property has been well maintained and is very well presented throughout with all windows recently replaced with UPVC double glazing, finished externally in black to complement the cladding and internally in oak effect on the ground floor and white in the bedrooms. The accommodation includes a reception hall and cloakroom, an excellent open plan main sitting room with log burner and dining/entertaining area, as well as a separate living room and study/playroom which could serve as a fifth bedroom if required; together with an open plan kitchen with breakfast bar and an adjoining informal dining area. The first floor features a principal bedroom with dressing room and en suite, the remaining three bedrooms served by a family bathroom. An excellent family home with the advantage of a nearby station for commuting to London and access to secondary schooling.

LOCATION

The property is situated in the centre of the village which has a reputable primary school, church, village hall, restaurant, golf driving range and mainline railway station providing fast services to London Waterloo (75 minutes). Andover, approximately six miles away, offers a comprehensive range of shopping, educational and leisure facilities and also a mainline station. The Cathedral cities of Winchester and Salisbury, together with Basingstoke are all within 30 minutes' drive, with the A303 and A34 close by allowing convenient access to London, the West Country, the South Coast and the Midlands.

ACCOMMODATION

Approach	Access off gravelled drive to wide paved approach with room for pots. Wide hardwood/part obscure glazed door leading into reception hall. Oak flooring. Two ceiling light points. Staircase rising to first floor with exposed balustrade to one side and built in bench beneath with storage above and below. Coat hooks to one corner. Ledged and braced latch doors leading to:
Cloakroom	Wash hand basin with ceramic tiled splash back. Low level WC. Oak flooring. Obscure glazed window. LED spotlights.

Sitting Room/Dining Area	Open plan sitting room with formal dining area. A large dual aspect L shaped room. Living Area: Windows to front and rear aspects. Opus raised barrel shaped log burning stove on slate hearth with exposed flue above. Oak flooring throughout and oak skirting boards. Dining Area: Substantial full height picture window to the front aspect overlooking the attractive courtyard setting. Oak flooring continues. Space for substantial family/entertaining table with three pendant light points above. Radiator concealed within decorative case. From the sitting area a further ledged and braced latch door opens into:
Living Room	A further spacious dual aspect reception room with central inglenook fireplace style feature. Deep recess with horseshoe shaped display shelving. Stone hearth and a substantial reclaimed beam above standing on painted brick piers (this is not a functioning fireplace). Glazed double doors open onto a rear terrace and the main garden. Further window to the front aspect. Radiator concealed within decorative case.
Study/Playroom	A further good sized reception room that could alternatively be used as a fifth bedroom if preferred, currently used as an office with a wide oak block bench to one end and display shelving above. Window overlooking the rear garden. Oak flooring and pendant light point.
Kitchen/Breakfast Room	Open plan with separate informal dining area. Kitchen/breakfast room: Belfast sink unit with mixer tap set into a polished quartz surround with metro tiled splash back. Further extensive oak block work surfaces with similar splash back and double thickness curved peninsular also in oak with long breakfast bar to one side. A range of two tone coloured high and low level cupboards and drawers incorporating deep pan drawers. Two under counter Miele ovens each with grill. Four ring induction hob with extractor fan and light above. Under counter basket drawers. Space for plumbing for American style fridge freezer. Further integrated under counter fridge. Recess and plumbing for washing machine. Limestone flag flooring. LED down lighters. Rustic display/book shelving. Picture window to rear aspect. Half glazed stable style door to rear garden. Informal dining area: Space for table and dresser. Corner shelving. Limestone flag flooring and down lighters.
FIRST FLOOR	Central landing. Balustrade overlooking stairwell. Loft hatch. Window to front aspect. Radiator within decorative case. Latch door into walk in linen cupboard providing excellent storage and to one side housing a pressurised hot water tank. Further ledged and braced latch doors to:
Principal Bedroom	Double bedroom with wide picture window overlooking the courtyard setting. Pendant light point. Latch doors to dressing room and en suite.
En Suite Bathroom	White suite. Pedestal wash hand basin. Low level WC. Corner shower cubicle with electric shower. Mirror fronted cabinet with integrated lights, charger and display shelving. Floor to ceiling tiled walls with inset mirrors and chrome towel radiator.
Bedroom Two	A good sized double bedroom with window to the side aspect. Built in corner wardrobe and pendant light point.
Bedroom Three	A further double bedroom with picture window to the rear aspect. Built in corner wardrobes. Alcove, one ideal for desk or dressing table with shelf above. Narrow alcove with book shelving. Pendant light point.
Bedroom Four	A further compact double bedroom with window overlooking the courtyard and pendant light point.

Family Bathroom White suite comprising white ceramic wash hand basin with tiled splash back, mixer tap and two deep drawers beneath. Panelled bath with mixer tap/handheld shower attachment, overhead mount and shower screen. Tiled surround. Low level WC. Chrome towel radiator. Obscure glazed window. Ceiling spot lights.

OUTSIDE

Front Garden The property is accessed from the village street via a gravel drive opening into a well laid out gravelled courtyard with central roundabout. Curved brick walls with a silver birch tree, an abundance of shrubs and flowers. Generous gravelled parking extends to the front of the property with access to the former single garage, now currently a bike and garden store with up and over door, light and power connected. Outside tap. Well stocked herbaceous and herb border extends to the side of the front entrance.

Rear Garden A good sized level wrap round garden with paved terrace, brick edged gravel terrace, positioned for all day sun, wildlife pond with surrounding planted border and lawn with well stocked beds containing roses, flowers, shrubs, fruit and specimen trees. The rear garden is well enclosed by a mixture of fencing, hedging plants and trellis as well as a curved white washed wall with tile capping. To the far corner there is a log store, gate to the driveway and timber garden shed. A gate to one corner of the back garden gives access out onto Chapel Lane providing immediate country walks.

Services Mains water and drainage, oil central heating. **Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.**

Directions SP11 8QX

Council Tax Test Valley Borough Council - Band F

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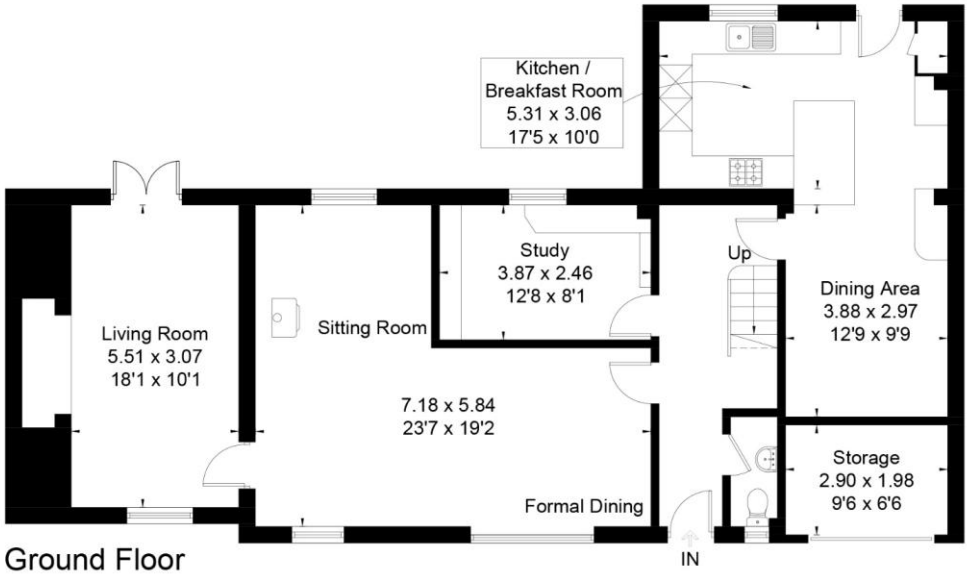
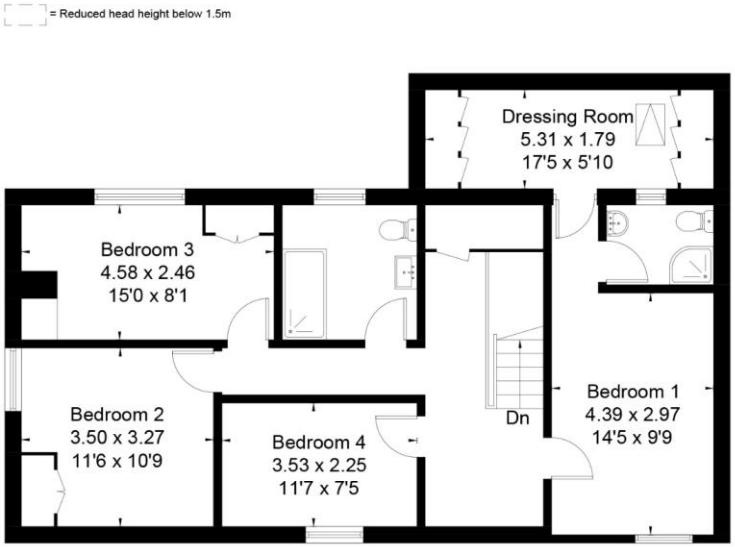
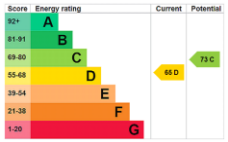
Approximate Floor Area = 195.9 sq m / 2109 sq ft
Storage = 5.7 sq m / 61 sq ft
Total = 201.6 sq m / 2170 sq ft



Ground Floor



First Floor



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