



EVANS & PARTRIDGE

**FAIRFIELDS
GRATELEY**















FAIRFIELDS, MONXTON ROAD, GRATELEY, ANDOVER, HAMPSHIRE, SP11 8JH

A COMPLETELY MODERNISED AND EXTENDED DETACHED BUNGALOW FEATURING OPEN PLAN LIVING AND KITCHEN,
QUIETLY SITUATED ON THE EDGE OF GRATELEY VILLAGE.

AMPLE OFF ROAD PARKING AND PRIVATE REAR GARDEN
WELL PRESENTED THROUGHOUT
EXCELLENT KITCHEN EXTENSION OPENING ONTO THE GARDEN
THREE/FOUR BEDROOMS - EN SUITE - FAMILY BATHROOM
UTILITY AND WORKSHOP/STORE IN GARDEN
GRATELEY MAINLINE STATION WITH SHORT DRIVE/CYCLE
WATERLOO ABOUT 75 MINUTES

GUIDE PRICE: £675,000 Freehold

DESCRIPTION

A spacious detached bungalow standing in a generous plot with secluded rear garden and generous driveway to the front. The current owners have recently extended, remodelled and updated the home. The property has brick elevations under a mainly tiled roof with recently completed extension with flat roof and large lantern light. The property benefits from double glazing throughout and mains oil fired central heating.

LOCATION

The property is situated in Grateley 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 has a mainline station. The Cathedral cities of Winchester and Salisbury, together with Basingstoke are all within a 30 minute drive, with the A303 and A34 close by allowing convenient access to London, the West Country, the South Coast and the Midlands.

ACCOMMODATION

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| Approach | Large gravel driveway laid to shingle with established hedging to either side. Low level brick wall to front elevation with retained sleeper flower border and recently planted laurel hedge. |
| Entrance | Step leads into entrance hall. Part glazed front door with full height side light and wall light. |
| Entrance Reception Hall | Attractive mosaic ceramic floor. Ceiling pendant lights. Column radiator. Window to one side. Space for coats and shoes. |

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| Inner Hallway | Ceiling downlighters. Column radiator. Engineered Oak floor. Doors leading to principal bedroom, bedrooms two and three, family bathroom, office/study and large storage cupboard. Loft access. Ceiling downlighters. |
| Principal Bedroom | French glazed doors leading to rear garden. High level windows to one elevation. Column radiator. Space for large built in wardrobes. Ceiling pendant light point. Engineered Oak flooring. Oak veneer door leads to: |
| En Suite | Ceramic tiled floor. Column radiator. Large walk in shower enclosure with glass screen and rain head with handheld mixer attachment. Obscure glazed window to one side. White close-couple WC. White hand wash basin on pedestal with vanity cupboard above and integrated back lighting. |
| Bedroom Two | Double bedroom. Windows on two aspects. Engineered wood flooring. Ceiling pendant light point. Column radiator. Recessed storage shelf. Inner hall. |
| Bedroom Three | Double bedroom. Window to one side. Engineered Oak flooring. Ceiling pendant light point. Column radiator. Space for built in wardrobes. High level meter cupboard housing consumer units. |
| Coats/Airing Cupboard | Large storage cupboard accessed via inner hall. Ceiling light point. Electric radiator and shelving for airing cupboard storage and coats. |
| Bedroom Four/Study | Window to one aspect. Ceiling pendant light point. Column radiator. Engineered Oak flooring. Built in oak workstation. |
| Family Bathroom | Ceramic tiled floor. Column radiator/towel rail. Obscure glass window to one aspect. Ceiling downlighters. White suite comprising large deep fill bath with shower above. White hand wash hand basin with pedestal beneath, vanity mirror cupboard above with lighting. White closed coupled WC. |
| Kitchen Dining/Sitting Room | A recently added large, open, light, space providing a versatile kitchen, dining/sitting room with ample space for a large table with separate sitting area. A large lantern and windows to two elevations creates an abundance of natural light. Bi-folding doors to rear garden. Ceiling downlighters. Pendant for dining table. Mains smoke alarms. The attractive kitchen comprises of high and low level pastel coloured units with oak butcher's block work surfaces, part tiled splash backs, recessed Butler sink with mixer tap. Space for Rangemaster Classic 90 oven with extractor above. Integrated Bosch dishwasher. Large storage cupboard. Low level pan drawers. Glass fronted display cabinets to either side of main oven. Underfloor heating with engineered oak flooring. Archway to sitting room with high level windows to one side. Ceiling pendant light. |
| Utility | Butcher's block work surface. Eye level storage cupboards. Recess and plumbing for washing machine and tumble dryer. Separate recess for large American style fridge freezer with water and electric provision. Full height glazed personnel door to side with built in Cat Mate cat flap. Ceramic tiled flooring. Extractor fan. |
| Rear Garden | Bi-folding glazed doors lead to large terraced patio with sandstone slabs. Brick retainers and sleeper retainer through to main lawn, accessed either side of the property via gravel pathways. To one side of the house is a five bar wooden gate allowing access to the rear garden. External Worcester Bosch oil fired boiler and new bunded ITE 1225 litre tank. Laid to lawn with gravel pathway. Closeboard fence to one side. Level rear main garden with mature hedging to both sides and new closeboard fence to rear elevation. Laid to lawn with alpine rockery to one corner with established plants and shrubs. There are two sheds to the rear of the garden, one smaller potting shed and one large tool store/workshop on concrete base ideal for hobbies or storage. |

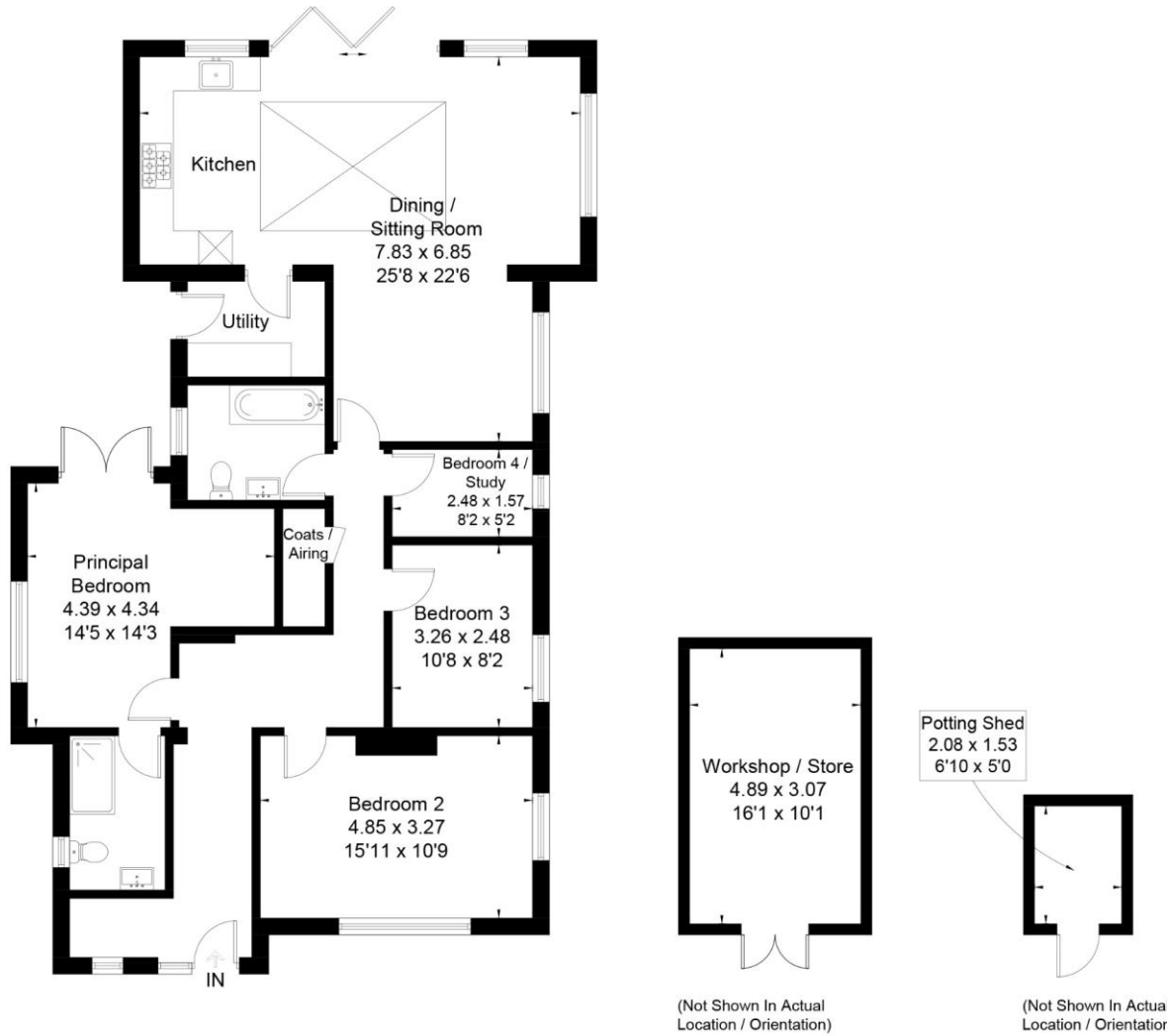
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| Services | Mains water, electricity and drainage, oil central heating. Broadband EE circa 50 Mbps. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge. |
| Directions | SP11 8JH |
| Council Tax | Test Valley Borough Council - Band D |

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Approximate Floor Area = 123.2 sq m / 1326 sq ft
 Outbuildings = 18.2 sq m / 196 sq ft
 Total = 141.4 sq m / 1522 sq ft



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 #110871

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