



MOUNT CARMEL ROAD, ANDOVER, HAMPSHIRE, SP11 7ER  
£1,600,000 FREEHOLD

Winkworth



## MOUNT CARMEL ROAD, ANDOVER, HAMPSHIRE, SP11 7ER

**A truly exceptional five bedroom detached family home, boasting outstanding rural views and offering flexible accommodation in a highly sought-after location. No onward chain.**

An attractive oak porch leads into a welcoming entrance hall. To the right, a door opens into a completely self-contained annex featuring an open-plan kitchen and lounge, a double bedroom with storage, and a family bathroom, along with access to the side elevation.

The generous family kitchen offers ample dining space, composite worktops, and wooden units, with direct access to the patio and rear garden. The lounge benefits from a dual aspect, enjoying views across open countryside. It features a fireplace with an oak mantelpiece and a log-burning stove and flows seamlessly into a bright, dual-aspect dining room. This room receives plenty of natural light and has French doors providing access to the garden. Also off the hallway is a downstairs cloakroom and stairs leading down to the lower ground floor.

On this level, there is a second spacious fitted kitchen/dining room, which leads to a plant room at the rear, a second lounge, and a bedroom, along with a downstairs shower room and an additional pantry storage cupboard. This layout offers a further self-contained living space.

Stairs rise from the main hallway to a split landing, where the principal bedroom is located. This generous room includes an ensuite bathroom, dual walk-in wardrobes, and outstanding views. A second spacious double bedroom, also with storage and an ensuite bathroom, enjoys uninterrupted rural views. The third bedroom is well-proportioned, featuring an ensuite bathroom and a walk-in wardrobe overlooking the rear garden. Additionally, a door leads to a set of wooden stairs providing easy access to the attic, which houses the air purifying system. Notably, for ease of housekeeping, all rooms are fitted with points linked to a central vacuum system.

At the front of the property, a gravel driveway, bordered by traditional saddle stones, offers ample parking space and an area of lawn. The driveway continues past the side of the house, leading to a double garage with electric doors and loft storage above. A further outside workshop, currently used as a workspace, includes a plumbed-in WC and offers potential for alternative uses.

The garden is split into two levels, predominantly laid to lawn and enclosed by wooden panel fencing and hedging. An impressive feature of the garden is a wooden gazebo, creating an inviting space for alfresco dining.

This home offers flexible accommodation, ideal for multigenerational living, and is designed with energy efficiency in mind. Additional benefits include a solar panel system with a 45 kWh of battery storage, an air source heating system, and an electric car charging point.

With no onward chain, viewing is highly recommended to fully appreciate everything this wonderful family home has to offer.





## LOCATION

The property is situated in the rural hamlet of Palestine, within walking distance of Grateley mainline railway station, which provides fast services to London Waterloo in approximately 75 minutes.

Grateley is a small village located in the Test Valley district of Hampshire, England. Set on the River Bourne and surrounded by beautiful countryside, it offers a peaceful and picturesque setting. The village provides a range of amenities, including a primary school, post office, village hall, and a pub. Grateley railway station offers regular services to London and other major cities, making it a convenient location for commuters. The surrounding countryside presents ample opportunities for outdoor activities such as hiking, cycling, and fishing.

Approximately 14 miles from Salisbury, the city itself boasts a thriving community atmosphere, featuring a twice-weekly charter market, a renowned theatre, and an excellent selection of shopping and recreational facilities.

The area is well known for its wide selection of schools at all levels, including boys' and girls' grammar schools, The Cathedral School, Godolphin, and Chafyn Grove, all located in Salisbury. Additional nearby schools include Dauntsey's, Farleigh, and Embley.

Providing convenient access to the south coast, as well as to Bath, Winchester, and Southampton. The nearby A303 connects to the M3, offering easy travel to London or westward towards Exeter and the West Country. The A36/M27 corridor provides access to Poole, Bournemouth, and Southampton. Additionally, both Southampton and Heathrow airport.

## DIRECTIONS

What3Words - rent.unite.defend

Leave the city via Castle Street. At Castle Roundabout, take the third exit onto Churchill Way North (A36). At St Mark's Roundabout, take the second exit onto London Road (A30). Continue straight over the next roundabout, and at the following roundabout, take the second exit, passing under the railway bridge. At the next roundabout, go straight over and continue along the A30. The road bears left past Lopcombe Corner, where it becomes the A343. Head down the hill towards Middle Wallop. Opposite The George Inn, take a left turn onto Station Road. Follow this road for approximately two miles, then take the first left onto Mount Carmel Road. Continue straight past the turning for Mount Hermon Road, and the property will be found a short distance ahead on the right-hand side.

Council Tax Band F

EPC Band B

Double Glazing

Ground Source Heating

Solar Panels

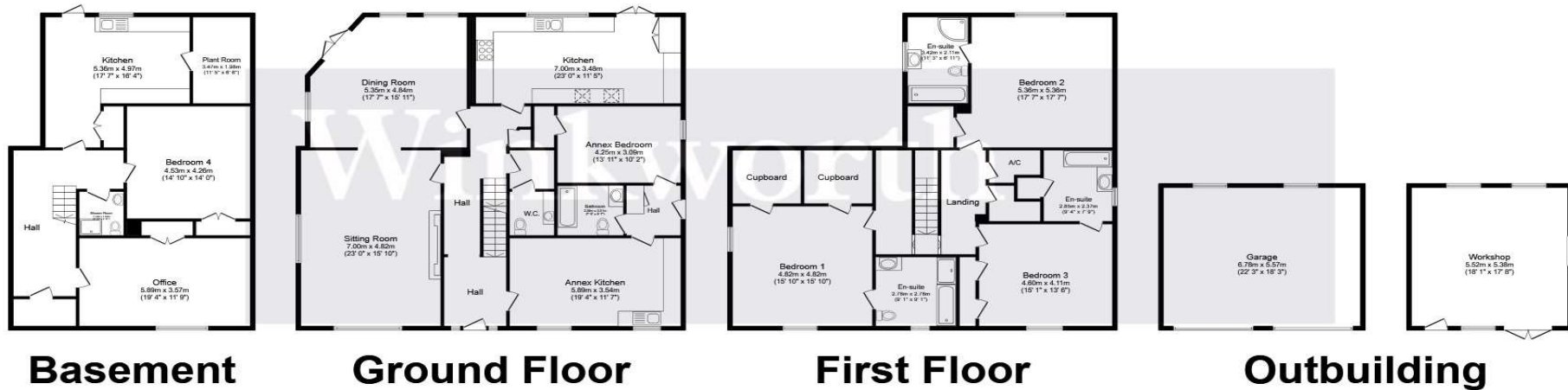
Septic Tank

Ultrafast Broadband available

Mobile coverage inside limited with O2 and Vodafone

Mobile coverage outside likely with EE, Three, O2 and Vodafone





Total floor area 451.7 m<sup>2</sup> (4,862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		98
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		