



# Downlands Mount Hermon Road

An opportunity to purchase a remarkable property in the hamlet of Palestine. There are excellent rail links via Grateley station and easy access to the A303 with it's links to both the West Country and M3. The cathedral towns of Salisbury and Winchester are both within thirty minutes drive of the property. The village of Grateley has a Post Office, excellent village school and a village shop. The property has over 2000sq foot of accommodation and is set in grounds of approximately one acre. Downlands is constructed of brick and has an interlocking tiled roof, UPVC double glazed windows and the walls and the roof have both been insulated. A further benefit of this property is the extensive range of outbuildings.

BEAUTIFUL FAMILY HOME ÿ EXTENSIVE  
OUTBUILDINGS ÿ SUMMERHOUSE ÿ AMPLE  
PARKING ÿ STUNNING GROUNDS ÿ FLEXIBLE  
ACCOMMODATION ÿ



### Entrance

There is ample driveway parking with a shingle drive leading to a three bay carport. The property is entered via an enclosed porch which leads to a light and spacious hallway with doors to:

### Sitting Room

A charming room with bags of character which has large windows to the front aspect which flood the room with natural light, A feature Minster fireplace.

### Kitchen/Breakfast Room

A range of eye and base level units with Getacore worktops and soft close drawers. There is a new Neff induction hob, Hotpoint oven with microwave over, built-in Neff dishwasher and a stainless steel one and a half bowl sink and drainer. Breakfast area with display shelving, wine rack and built-in fridge/freezer with ample space for table and chairs.

### Utility Room

Space and plumbing for washing machine.

### Cloakroom

Low level w.c with window to rear aspect.

### Conservatory

A light sunny room with amazing views of the extensive grounds.

### Dining Room

A beautiful room with door to the patio area.

### Study

The perfect room for a home office with a desk area and shelving and a window to the rear aspect with views over the grounds.

### Master Bedroom

Windows to front aspect with views over fields and built-in wardrobes with both hanging space and shelving.

### Second Bedroom

Window to front aspect and built-in wardrobe with hanging and shelving space.

### Third Bedroom

Window to side aspect and built-in wardrobe with hanging and shelving space.

### Cloakroom

Low level w.c. with a hand basin set into a vanity unit with storage cupboards.

### Family Bathroom

A fully tiled bathroom with a large enclosed shower cubicle, large panelled bath with shower attachment and a basin set into vanity units with Corian worktop and recess lights above.

### First Floor

### Fourth Bedroom

Window to side aspect and velux window to rear aspect and a further benefit is the four large storage cupboards.

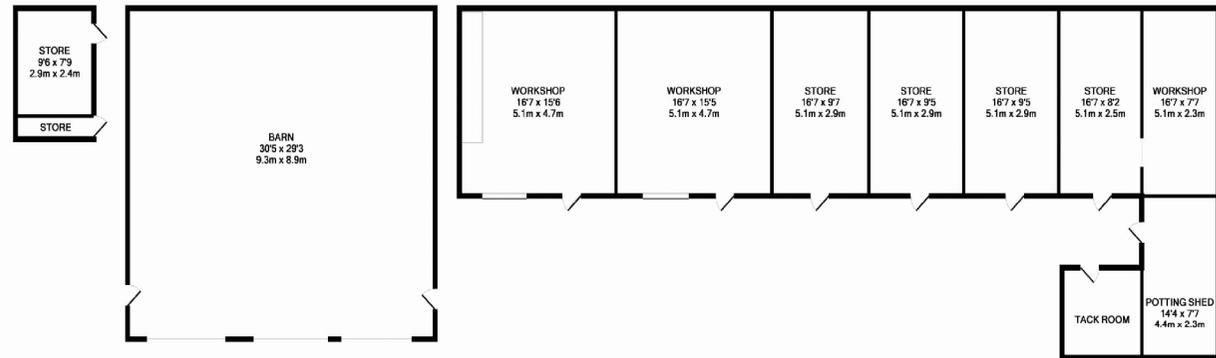
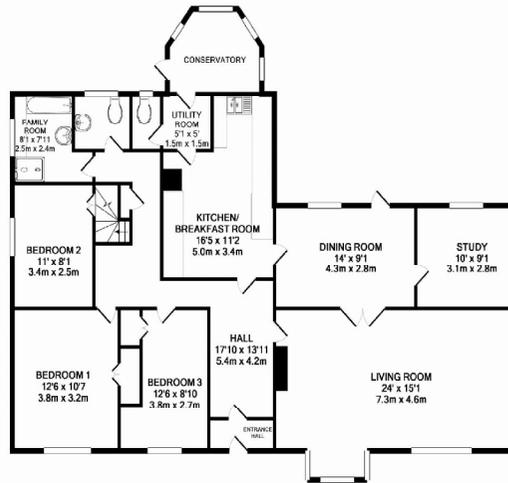
### Shower Room

A fully tiled room with back to the wall low level w.c., sink set into vanity unit, shower cubicle, velux window and loft access.

### Outside

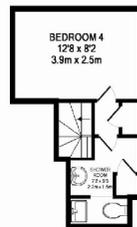
To the front and rear of the property are beautiful lawn areas sprinkled with mature shrub flower beds and mature trees. The lawned area is enclosed with rail and post fencing. Also in the grounds there are numerous outbuildings which offer endless opportunities for business and recreation at present two are used as workshops and have security lighting and a separate phone line. There are raised vegetable beds and a greenhouse. There is also a beautiful summerhouse which also has power and a shingled area to the front. There is also ample driveway parking for cars and a three bay open barn style garage.





GROUND FLOOR  
APPROX. FLOOR  
AREA: 3600 SQ.FT.  
(333.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3695 SQ.FT. (339.2 SQ.M.)  
 Whilst every effort has been made to ensure the accuracy of the floor plan, occasional errors, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. The client is to be advised previous independent advice should be sought by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metapic (2012)



1ST FLOOR  
APPROX. FLOOR  
AREA: 185 SQ.FT.  
(17.2 SQ.M.)

These details are intended to give a fair description of the property but the accuracy cannot be guaranteed or relied on for any purpose whatsoever. The agent will not be liable for any claim made in respect of this property. Any buyer must satisfy themselves by inspection as to the accuracy. References to the Tenure of the property are based on information supplied by the vendor. We advise buyers to arrange for a qualified person to check all appliances/services before legal commitment.



Tel: 01264 710776  
 Email: [sales@ashwellsestateagents.co.uk](mailto:sales@ashwellsestateagents.co.uk)