



**EVANS & PARTRIDGE**

**THE GARDEN HOUSE,  
NETHER WALLOP, HAMPSHIRE**



# THE GARDEN HOUSE, HEATHMAN STREET, NETHER WALLOP, STOCKBRIDGE SO20 8EW

**AN INDIVIDUAL DETACHED MODERN HOUSE PROVIDING SURPRISINGLY SPACIOUS, LIGHT AND AIRY SPLIT LEVEL  
ACCOMMODATION TOGETHER WITH A WELL ENCLOSED GARDEN, SITUATED IN THE HEART  
OF THIS BEAUTIFUL HAMPSHIRE VILLAGE**

RECEPTION HALL • LIVING ROOM • OPEN PLAN KITCHEN / DINING ROOM • SPLIT LEVEL INNER HALL  
MASTER BEDROOM WITH DRESSING AREA, EN SUITE BATHROOM AND BALCONY • LARGE BEDROOM TWO  
BEDROOM THREE / GUEST BEDROOM WITH EN SUITE SHOWER ROOM • BEDROOM FOUR • MAIN BATHROOM  
SUMMERHOUSE • PARKING • FRONT AND WELL ENCLOSED REAR GARDEN

**OFFERS INVITED AROUND £565,000 FOR THE FREEHOLD**

## **DESCRIPTION**

A modern detached house, completed in 2002 in a Conservation area, and built to a unique architect design featuring interesting split level accommodation. The property is constructed of Michelmersh hand-made brick and weatherboard elevations beneath a hand-made clay tiled roof with the benefit of mainly hardwood double glazed windows, oil fired central heating with radiators and a spacious driveway providing ample parking. The light and airy accommodation comprises a reception hall, a good size dual aspect living room with fireplace, and an open plan L-shaped kitchen with separate family dining area. There is a split level master bedroom with dressing area, en-suite bathroom and balcony, as well as a large second bedroom/sitting room on the first floor. The two remaining double bedrooms are located on the ground floor, one with en-suite shower room and the other with bathroom adjacent.

## **LOCATION**

The property is situated in the village of Nether Wallop which has a primary school, church and village hall. Over Wallop has a shop/post office and public house. Middle Wallop has a garage/store, public house and village hall and there is also an excellent garage/store in nearby Kentsboro, just a short distance from Danebury Iron Age Fort. The picturesque town of Stockbridge is within 5 miles; Salisbury, Winchester and Andover are all within a twenty minute drive and offer a comprehensive range of shopping, educational and leisure facilities, as well as mainline railway stations providing fast services to Waterloo in about 1hr 15 mins. There is also a mainline railway station in nearby Grateley which has excellent car parking and frequent trains to Waterloo. Basingstoke is also within a 30 minute drive, and the A303 is close at hand allowing convenient access to London and the West Country.

## **ACCOMMODATION**

Outside lantern style light. Step up to hardwood front door with high level decorative obscure glazed panel and obscure glazed casement windows to either side and above leading into:

**RECEPTION HALL** Turning staircase with exposed balustrade to one side rising to first floor. Maple flooring. Double hardwood panelled doors into cloaks cupboard with hanging rail, shelf above, automatic light and fuse box. Decorative ceiling coving and central ceiling rose with pendant light point. Steps descending to split level inner hall. Hardwood part glazed door with similar bi-folding doors to side opening into open plan L-shaped kitchen/dining room. Similar part glazed double doors with steps descending into living room.

LIVING ROOM (*Good size light and airy dual aspect room*) Hardwood casement and mullion windows. Picture bay window to front aspect. Two windows to side aspect. Open corner fireplace with marble insert and raised hearth, mantelpiece. Decorative ceiling coving. Two ceiling roses with pendant light points. Dado rail. Two double radiators.

#### OPEN PLAN L-SHAPED KITCHEN / DINING ROOM

KITCHEN Stainless steel sink unit with central bowl, drainer and mixer tap. Range of high and low level cupboards and drawers incorporating a full height larder cupboard. Open fronted corner shelving. Stainless steel 'Diplomat' under counter double oven and grill with four ring hob with concealed extractor fan and light above. Roll top work surfaces with mainly ceramic tiled splash back. Integrated dishwasher. Integrated under-counter fridge and freezer. Recess and plumbing for washing machine. Maple flooring. 'Grant' oil fired boiler. Hardwood picture window to rear aspect overlooking the main garden. Glazed double doors give access onto the terrace and garden. Decorative coving. Halogen down lighters. Wide opening into:

FAMILY DINING AREA Hardwood picture window to side aspect. Space for family dining table and large sofa or dresser. Maple flooring. Decorative ceiling coving and ceiling rose with pendant light point. Double radiator.

SPLIT LEVEL INNER HALL Ceiling light point. High level door into deep understairs storage cupboard. Radiator. Doors to:

BEDROOM THREE / GUEST BEDROOM (*Double bedroom*) Hardwood picture window to side aspect. Velux skylight. Built-in double wardrobe cupboard. Coving. Ceiling light point. Radiator. Panelled door into:

En Suite Shower Room: White suite comprising wash hand basin and low level WC. Folding glass doors into large tiled enclosure housing 'Aqualisa' shower. Strip light/shaver socket. Ceiling light point. Ceiling coving. Extractor fan. Obscure glazed window. Ceramic tiled flooring. Radiator.

BEDROOM FOUR (*Double bedroom*) Hardwood window to front aspect. Twin built-in double wardrobe cupboards. Coving. Ceiling light point. Radiator.

MAIN BATHROOM White suite comprising pedestal wash hand basin and low level WC. Panelled bath with mixer tap/hand held shower attachment to one end with wall mounted 'Aqualisa' shower and glass screen, fully tiled surround. Part ceramic tiled walls. Strip light/shaver socket. Obscure glazed window. Ceiling light point. Extractor fan. Radiator with towel rail over.

#### FIRST FLOOR

L-SHAPED LANDING Balustrade continues overlooking stairwell. Twin double cupboards with slatted shelving with insulated hot water cylinder to one side. Ceiling light point. Doors to:

MASTER BEDROOM (*Split level double bedroom and dressing area*)

Bedroom: (*Upper level*) Large glazed double doors with glazed panels to either side opening onto the balcony. Exposed purlins. Central ceiling light point with fan. Door into deep cupboard. Radiator. Wide steps descending into:

Dressing Area: Two wall light points. Sky light to side aspect. Radiator. Panelled door into:

En Suite Bathroom: White suite comprising pedestal wash hand basin with tiled splash back. Low level WC. Panelled bath with mixer tap/hand held shower attachment, wall mounted shower, glass screen and tiled surround. Spot lights. Sky light. Maple flooring. Shelving. Extractor fan. Radiator.

Balcony: Lead capped parapet. Paved floor. Down lighters. Power point. Fine views over the rear garden and to one side across part of the village towards the church.

BEDROOM TWO (*Spacious L-shaped bed-sitting room*) Two large exposed chamfered oak piers. Vaulted ceiling. Apex window to front aspect. Two Velux sky lights to either side aspect. Built-in double wardrobe cupboard. Low level storage areas. Spot lights. Two double radiators.

## **OUTSIDE**

Splayed access off village road onto generous paved driveway providing parking and turning for a number of vehicles. Specimen tree with surrounding border. Further shaped borders in front of the property. The frontage is screened by mature hedging. Paved path leading to the main entrance on the right hand side. Patio area to side with brick edged shrub border, all well enclosed by mixed hedging. Paved steps descend to a footpath. Wide timber gate with access into the main rear garden. There is also a gated access to the rear garden on the left hand side with gravelled path. Outside tap and external power supply.

**MAIN GARDEN** Comprising paved patio extending the full width of the plot, accessed from the kitchen/dining room. Surrounding Purbeck stone retaining walls and rockery. Shrub and flower border. Granite steps ascend onto the main garden, fairly level and laid to lawn, surrounded on all sides by rockery and shrub borders, featuring large granite sets and colourful variety of shrubs and plants and two specimen trees. The garden is well enclosed on all sides by ship lap and close boarded fencing and to one side by mature hedging.

Timber summerhouse. Raised oil tank.

## **SERVICES**

Mains water and electricity. Private drainage. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

## **DIRECTIONS**

**POST CODE** SO20 8EW. From Stockbridge proceed in a westerly direction on the A30 and after approximately 1½ miles, turn right, signposted The Wallops. Continue to the T-junction and turn right. The property will be found on the right hand side, just after the 'Trout' sign.

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

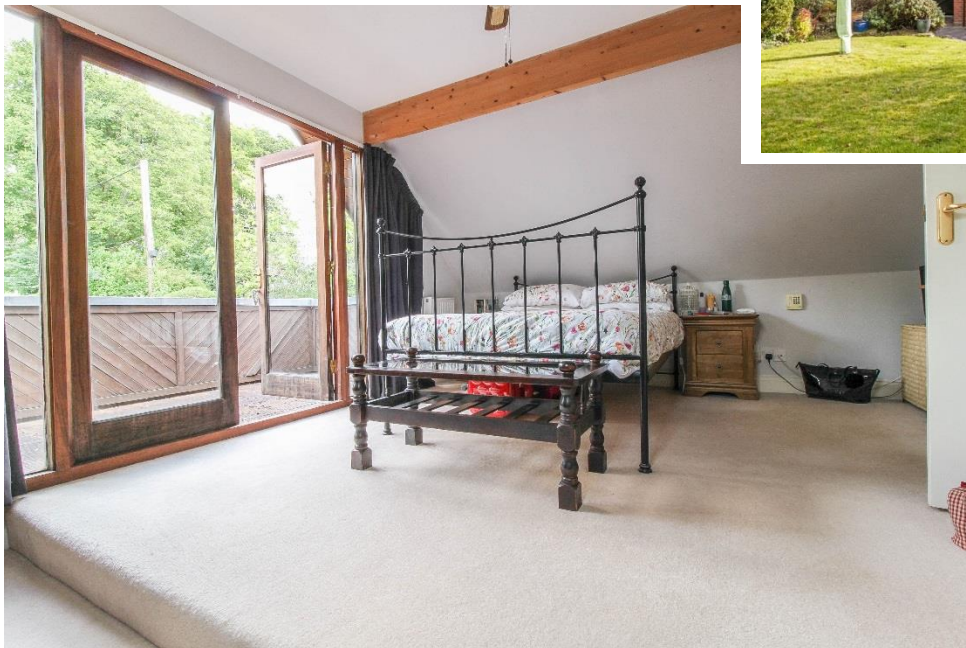
**Tel. 01264 810702**

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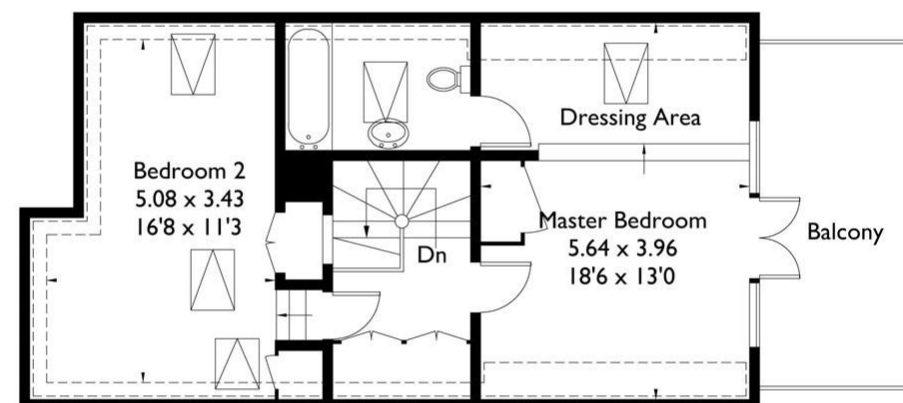
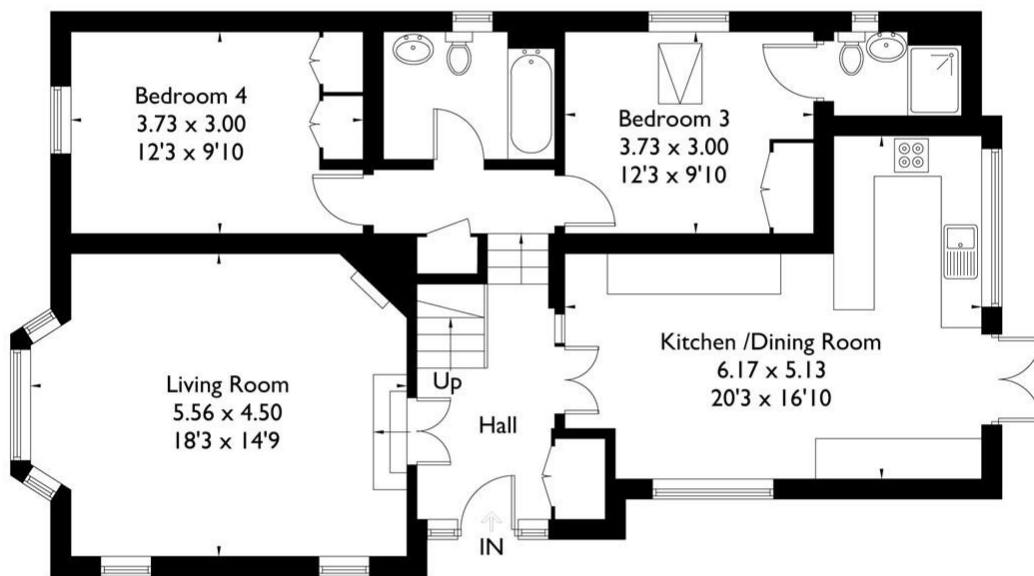


# The Garden House, Heathman Street, Nether Wallop, Stockbridge, SO20 8EW

Approximate Gross Internal Area = 156.5 sq m / 1684 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor

First Floor

Illustration for identification purposes only. Not to scale  
Ref: 185893

