



EVANS & PARTRIDGE

2 NORTHERN FARM COTTAGE
OVER WALLOP, STOCKBRIDGE











2 NORTHERN FARM COTTAGE, OVER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8HZ

AN ATTRACTIVE BRICK AND FLINT MID TERRACE COTTAGE, SET BACK FROM THE ROAD WITH WELL ENCLOSED FRONT AND REAR GARDENS BACKING ONTO PADDOCK / FIELD

**NEW HIGH QUALITY HAND MADE DOUBLE GLAZED WINDOWS THROUGHOUT
ENTRANCE PORCH, SITTING/DINING ROOM, KITCHEN, UTILITY/PANTRY, CLOAKROOM
TWO BEDROOMS, LARGE BATHROOM
TWO PARKING SPACES, FRONT AND REAR GARDENS**

OFFERS INVITED AROUND: £350,000 Freehold

DESCRIPTION

An attractive brick and flint mid terrace period cottage, recently re-decorated, situated within a row of just three properties in the heart of the village. The accommodation comprises a spacious sitting/dining room with oak flooring and log burning stove, good size kitchen and adjoining utility/pantry leading to a ground floor cloakroom. New double glazed casement windows throughout. To the first floor there are two bedrooms and a large bathroom. The property benefits from oil fired central heating, two off-road parking spaces and level front and rear gardens.

LOCATION

The cottage is situated in the heart of the village of Over Wallop (renowned for its many period houses and cottages) which has a Post Office/store, church and public house. The neighbouring village of Middle Wallop has a garage/shop and public house and there is a primary school and wine shop in Nether Wallop. Grateley mainline railway station is within a five minute drive and provides regular services to London Waterloo (1 hour 20 minutes). The picturesque town of Stockbridge, traversed by the River Test, is 10 minutes' drive away and has local shops, Co-op/Post Office, doctors and dental surgeries, schools and an abundance of pubs and restaurants. Andover, approximately 6 miles away, offers a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station. The cathedral cities of Salisbury and Winchester are both within about 20 minutes' drive and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Kitchen

Lantern style light. Part glazed oak stable style door into kitchen. Alcove with free-standing Zanussi cooker with ceramic hob, ceramic tiled splash back, Bosch extractor hood above. Ceramic 1½ bowl sink unit with mixer tap and drainer. Roll top granite effect work surfaces with ceramic tiled splash back. Cream Shaker style cupboards, drawers and glazed display cabinet. Ceramic tiled floor. Ceiling spot lights. Meter/fuse box in cupboard. Double glazed casement window to front aspect. Latch pitch pine doors into sitting/dining room and utility/pantry.

Utility/Pantry	Roll top work surface. Recess and plumbing for washing machine and space for dryer. High and low level cupboards. Ceramic tiled floor. Ceiling light point. Extractor fan. Folding door into:
Cloakroom	White suite comprising wash hand basin with tiled splash back and high level WC. Wall hung oil fired boiler. Window to front aspect. Tiled floor. Ceiling light point. Extractor fan.
Sitting/Dining Room	(Good size reception room) Open fireplace with /villager cast iron log burning stove on quarry tiled heart, oak sill above. Window overlooking rear garden. Oak flooring and skirting boards. Turning staircase rising to first floor with under-stairs cupboard. Ceiling light point. Pitch pine latch door into:
Rear Porch	Oak flooring. Ledged and braced door into rear garden. Ceiling light point. Shelf.

FIRST FLOOR

Landing	Down lighter. Loft hatch. Latch doors to bedrooms and family bathroom.
Bedroom One	(Double bedroom) Cast iron Victorian fireplace with quarry tiled hearth. Built-in cupboards to either side of chimney breast. Pendant and spot light. Window overlooking rear garden with views over paddock.
Bedroom Two	Window to front aspect. Pendant light point.
Large Bathroom	White suite comprising panelled bath with wall mounted shower and glass screen, tiled surround and box shelving. Pedestal wash hand basin with tiled splash back, glass shelf, mirror and shaver socket/light above. Low level WC. Window to front aspect. Ceiling light point. Towel radiator. Extractor fan. Cupboard housing Megaflo pressurised hot water cylinder with expansion tanks and slatted shelving.

OUTSIDE

Front	The terrace of just three cottages is situated perpendicular to the road with the benefit of two off-road parking spaces. The front garden is level and laid to lawn with a path leading to the entrance porch. Oil tank screened by trellis and planting. Beech hedge to one boundary, post and wire fencing to opposite boundary.
Main Garden	Comprises a brick patio opening onto a level lawn, with the boundaries well screened by hedging. Garden shed. View from rear boundary over the adjoining farmland/paddock.
Services	Mains water and electricity. Communal private drainage.
Directions	SO20 8HZ
Council Tax Band	B

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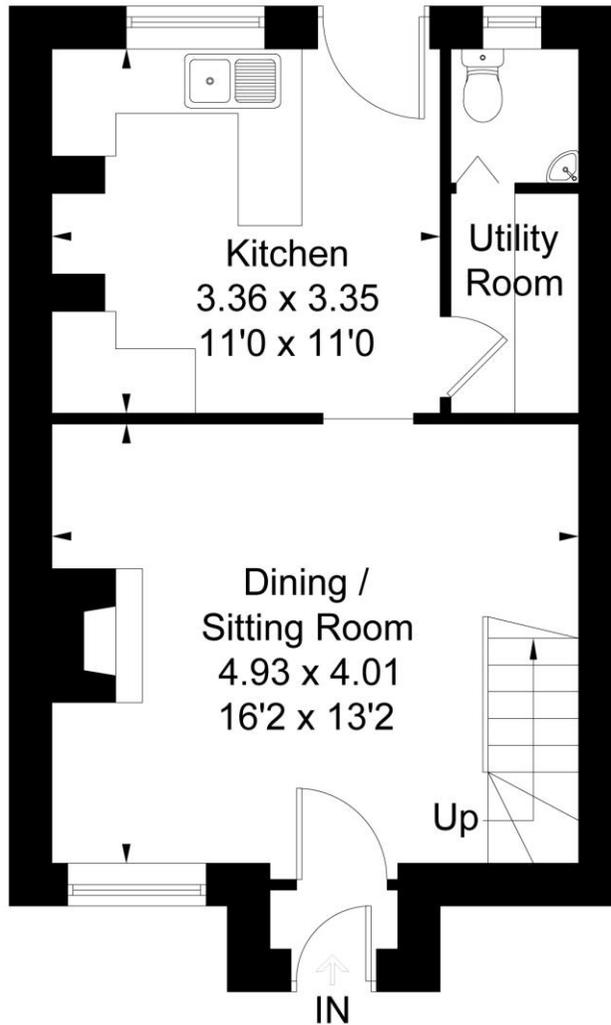
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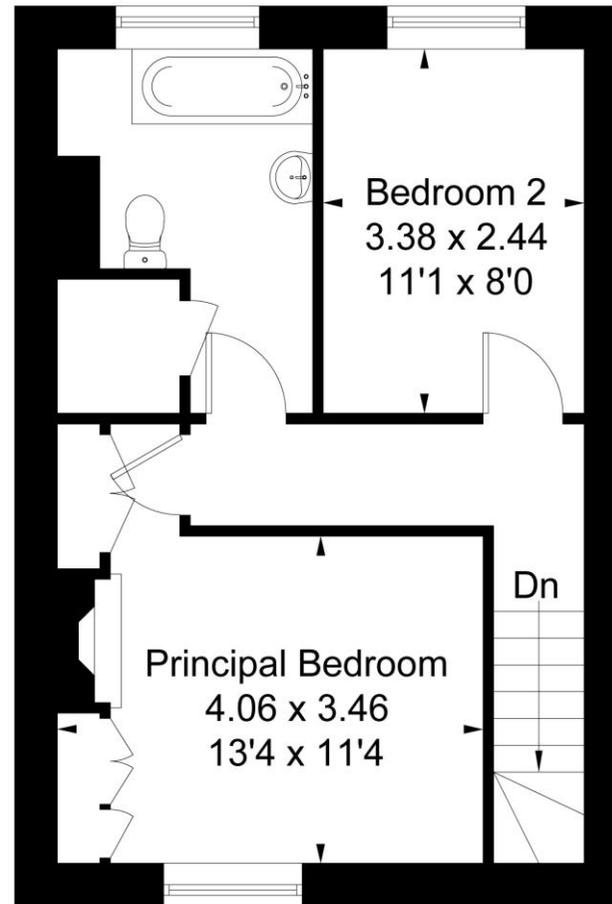
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Approximate Floor Area = 72.5 sq m / 780 sq ft



Ground Floor



First Floor

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Energy Efficiency Rating	
Current	Potential
103	103
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Net energy efficient - lower running costs

England, Scotland & Wales EU Directive 2002/91/EC