



1 SUNSHINE COTTAGES, HIGH STREET

NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE

EVANS & PARTRIDGE







1 SUNSHINE COTTAGES, HIGH STREET, NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8EZ

**AN ATTRACTIVE SPACIOUS SEMI-DETACHED PERIOD COTTAGE QUIETLY SITUATED CLOSE TO THE VILLAGE GREEN
IN THE HEART OF THIS POPULAR VILLAGE NEAR STOCKBRIDGE**

**ENTRANCE HALL, CLOAKROOM, SITTING ROOM
KITCHEN / DINING ROOM
TWO BEDROOMS, BATHROOM
SINGLE GARAGE / UTILITY / WORKSHOP
GENEROUS PARKING AT FRONT AND REAR OF PROPERTY
WELL-STOCKED LOW MAINTENANCE GARDEN**

OFFERS INVITED AROUND: £425,000 Freehold

DESCRIPTION

A Grade II Listed semi-detached cottage constructed of brick and tile clad elevations beneath a tiled roof with an attractive Flemish bond brick façade. The original cottage (one of a pair) built in the late 1700s was sympathetically and substantially extended in the 1980s, when Nether Wallop's long established Moulant's Builders and Carpenters yard finally closed and was developed for housing. The cottage had, for many decades, been used as an 'office' and meeting place for the craftsmen employed by the firm. Some of their initials are carved into the beam in the sitting room. The accommodation comprises a sitting room featuring a beautiful inglenook fireplace with log burning stove and bread oven, open plan kitchen/dining room, rear entrance hall and cloakroom. To the first floor there are two large double bedrooms and bathroom. The rear garden is well stocked and well enclosed with a good size entertaining paved area and ornamental pond. There are two parking spaces in front of the garage which is currently fitted out as a utility room and workshop, with excellent storage space for bikes. There is also generous parking at the front and rear of the property.

LOCATION

The property is situated close to the village green in the very heart of 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

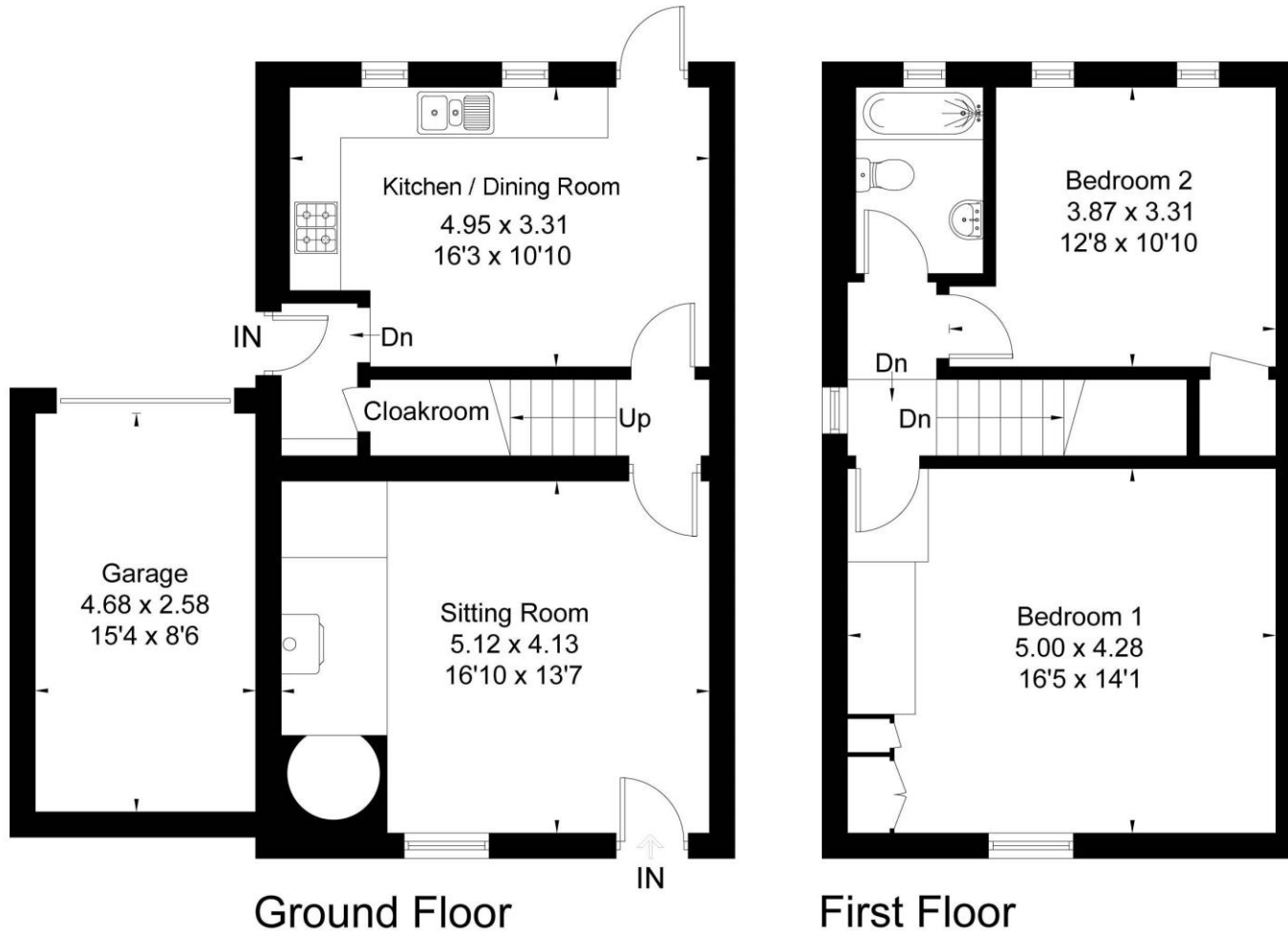
Entrance Hall	Outside light. Rear stable style door with obscure glazed panel leads into entrance hall with limestone effect flooring. Shelved alcove. LED spot light. Coat hooks. Step up into kitchen/dining room. Ledged and braced latched door into understairs cloakroom.
Cloakroom	Exposed original brick and flint wall, part of the inner external wall of the original building. Wash hand basin with mixer tap and glass splash back. Low level WC. Limestone effect flooring.
Kitchen / Dining Room	A bright and welcoming room, with space for a large dining table. Individual craftsman-built kitchen with bespoke solid oak doors and drawer fronts with hand painted Italian tiled splash back and high quality Corian style work surfaces. Franke 1½ bowl stainless steel sink with mixer tap and linen finish drainer. Glass shelves with feature lighting. Decorator oak extractor hood and cookery book storage. De Dietrich under-counter double oven with grill and LPG hob with wok ring. Integrated day fridge and slim-line dishwasher. Further oak shelving. Limestone effect flooring. Two double glazed windows with quarry tiled sills overlooking rear garden. Small paned glazed door opening onto terrace. Dimmable ceiling down lighters and individual pendant light above dining table. Exposed and painted chamfered ceiling beams. Storage heaters. Antique pine ledged and braced panel latch door into:

Inner Hall / Stairwell	Modern staircase with substantial double height ceiling, rising to first floor. Two pendant light points. Antique pine ledged and braced latch door into:
Sitting Room	A lovely room, full of character and history. Impressive wide inglenook fireplace housing a Jøtul cast iron log burning stove on flagstone hearth. Original brick bread oven with illuminated display recess above. Original oak beam. Casement window in keeping with listed status (craftsman built circa 2005) and oak windowsill. Wall lights. Decorative cupboard housing meter and fuse box. Wide front door opening onto garden/parking and Five Bells Lane. Rustic tiled porch with yew support posts.
FIRST FLOOR	SPLIT LEVEL LANDING: Window looking over shared yard. Access to well insulated loft via hatch. Antique pine ledged and braced doors to:
Bedroom One	Unusually large double bedroom. This room formed the entire upper floor of the original cottage and contains an exposed brick chimney breast. Casement window in keeping with listed status. Craftsman-built double wardrobe and storage cupboard. Pendant light point. Storage and electric heaters.
Bedroom Two	Good-sized double bedroom in the more modern extension with two double glazed windows overlooking the garden and the thatched cottages on High Street. Exposed whitewashed ceiling beams. Pendant light point. Door opening into cupboard housing lagged copper cylinder with immersion heater. Excellent shelved storage for linens. Electric heater.
Bathroom	White suite comprising Heritage basin with brass taps and tiled surround with cupboard beneath. Bath with brass overhead shower and mixer taps and shower curtain rail. Low-level WC. White towel radiator. Antique-style wall cupboard. Obscure glazed window overlooking rear aspect. Ceiling spot lights.
OUTSIDE	The cottage fronts onto Five Bells Lane, facing 'Miss Marple's house' from the ITV series and within a stone's throw of the village green and the Wallop Brook chalk stream. A gravelled parking area provides generous space at the front of the cottage. The front garden has a well-established herbaceous border which offers year-round interest. Climbing roses make a wonderful show in summer. Entrance to the yard is accessed through a shared entrance to the left of the garage extension. (The garage on the far left is owned by 2 Sunshine Cottages). Private off-road parking. Stable door entrance to the kitchen. Wide wooden gate into rear garden with clematis arch above.
Single Garage / Utility / Workshop	Built when the cottages were extended. Brick elevations beneath a tiled pitched roof. Up and over door to front. The left hand side of the area is fitted with kitchen cupboards and drawers, including a sink unit with mixer tap and drainer. Electricity and plumbing for washing machine, tumbler drier and fridge freezer. On the right, there is a custom-built raised level work surface on cast iron supports providing excellent storage space for bikes underneath. Good storage space for logs and tools.
Rear Garden	A generous patio area laid with an attractive pattern of terracotta tiles opens onto a well-stocked low-maintenance planted area, with additional seating accessed by terracotta stepping stones. Wooden fencing with trellis topping supports a diversity of climbing roses and other plants. Attractive pond with fountain surrounded by moss-covered stones. Two external power points. External tap.
Services	Mains water and electricity. Shared private drainage with neighbours.
Directions	SO20 8EZ
Council Tax Band	D

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Approximate Area = 88.6 sq m / 954 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 100.8 sq m / 1085 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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