



EVANS & PARTRIDGE

TOUCHWOOD, FIVE BELLS LANE
NETHER WALLOP, STOCKBRIDGE











TOUCHWOOD, FIVE BELLS LANE, NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE SO20 8EN

A DETACHED FOUR BEDROOM HOUSE SET IN THE HEART OF THIS ATTRACTIVE AND QUIET VILLAGE NEAR THE GREEN
AND WITHIN A SHORT DRIVE OF STOCKBRIDGE HIGH STREET

LARGE RECEPTION HALL AND CLOAKROOM
LIVING ROOM WITH OPEN FIRE
OPEN PLAN KITCHEN WITH DINING LIVING AREA
FOUR BEDROOMS ONE WITH EN SUITE
QUIET CENTRAL VILLAGE SETTING
NEAR THE VILLAGE GREEN

OFFERS INVITED AROUND: £585,000 Freehold

DESCRIPTION

A modern detached house constructed of brick elevations beneath a tiled roof with an integral double car port. The accommodation comprises a large central reception hall and cloakroom, living room with fireplace and kitchen with adjoining dining and sitting area. To the first floor the large principal bedroom benefits from an en suite bathroom, there are three further bedrooms (two large doubles) and a family shower room. There is a private shared drive leading to an integral double car port beyond which there is a well enclosed garden comprising a patio and lawn with flower and shrub borders.

LOCATION

The property is situated along a quiet lane 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

Large Reception Hall

Turning staircase with half landing rising to first floor. Oak effect flooring. Understairs cupboard. Pendant light point. Coving. Obscure glazed door to side aspect. Part obscure glazed door to rear path. Half obscure glazed door to side porch with path leading to rear garden. Panel doors to living room, open plan kitchen with adjoining dining/sitting room, cloakroom and cloaks cupboard with light.

Cloakroom

White suite comprising wash hand basin and low level WC. Oak effect flooring. Obscure glazed window. LED down lighter.

Living Room	(Good size reception room) Open fireplace with granite surround and hearth, stone mantelpiece. Window and glazed double doors to side aspect. Pendant light point. Wall lights. Coving.
Kitchen / Dining / Sitting Area	Stainless steel 1½ bowl sink unit with mixer tap and drainer. Range of oak effect high and low level cupboards and drawers. Roll top granite effect work surfaces with similar upstand and ceramic tiled splash back. Under counter oven with grill. Four ring ceramic hob with glass splash back and extractor hood above. Integrated dishwasher. Under counter recesses for fridge, freezer and washing machine. Grant oil fired boiler. Windows on two aspects. LED down lighters. Stone effect flooring. Opening into dining/sitting room. Windows on two aspects. Stone effect flooring. LED down lighters. Coving.

FIRST FLOOR

Landing	Access to loft via hatch. LED downlighters.
Principal Bedroom	(Large dual aspect double bedroom) Window overlooking the rear garden. Further window to front aspect with built-in dressing table and drawers. Built-in wardrobe cupboard. Pendant light point. Panel door into:
Large En Suite Bathroom	White suite featuring a large double ended bath with central taps, tiled surround and wall mounted shower with glass screen. Pedestal wash hand basin. Low level WC. Ceramic tiled floor. Chrome towel radiator. Velux window to side aspect. LED down lighter.
Bedroom Two	(Large double bedroom) Two dormer windows to side aspect. Two built-in double wardrobe cupboards. Pendant light point.
Bedroom Three	(Large dual aspect double bedroom) Dormer window to both side aspects. Built-in wardrobe cupboard. Pendant light point.
Bedroom Four	(Small double bedroom or ideal study) Velux window to side aspect. Pendant light point.
Family Shower Room	White suite comprising pedestal wash hand basin with mixer tap and tiled splashback. Low level WC, glass/tiled enclosure with Mira shower. Limed oak effect flooring. Velux window LED down lighters. Extractor fan.

OUTSIDE

Access	The property is approached over a shared gravelled driveway giving access to:
Integral Double Car Port	Automatic sensor light. Power points. Windows on two aspects. Internal window overlooking reception hall.
Main Rear Garden	This comprises a paved/gravelled terrace with step up onto a level lawn, surrounded by sleeper retained flower and shrub borders, all well enclosed by fencing.
Services	Mains electricity and water. Shared communal private drainage.

Directions

SO20 8EN

Council Tax Band

E

Agent's Note: In accordance with Section 21 of the Estate agents Act 1979, we are obliged to advise that the legal owners of this property are Evans and Partridge.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702


www.evansandpartridge.co.uk

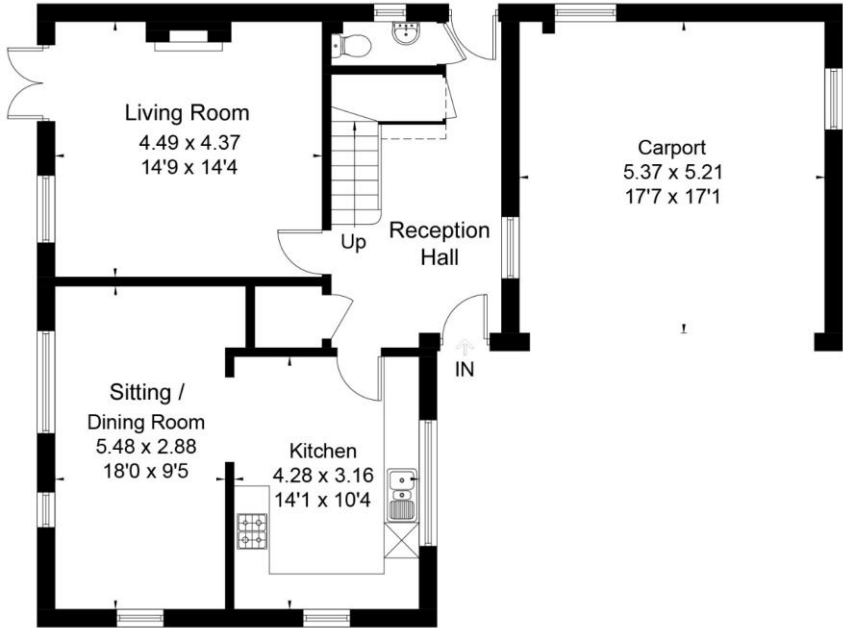
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF

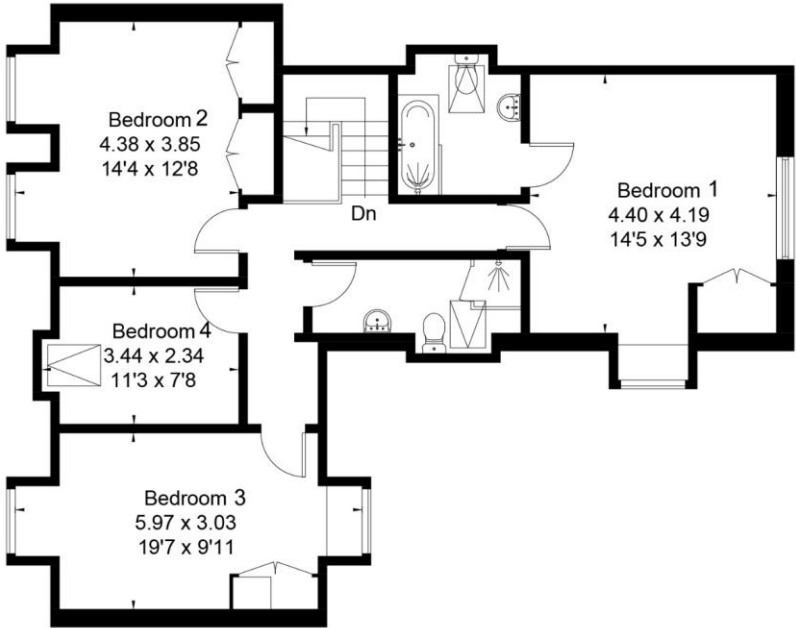
Approximate Area = 153.1 sq m / 1648 sq ft
(Excluding Carport)



 = Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 327080

