



**2 FARLEY FARM, FARLEY STREET**  
**NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE**

**EVANS & PARTRIDGE**





























# 2 FARLEY FARM, FARLEY STREET, NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8EL

**A HIGH QUALITY INDIVIDUAL BRAND NEW DETACHED HOUSE TOGETHER WITH A SUBSTANTIAL REFURBISHED OUTBUILDING PROVIDING SCOPE FOR ANCILLARY/GUEST ACCOMMODATION IN A LARGE PLOT ON THE OUTSKIRTS OF THE VILLAGE, JUST A SHORT DRIVE FROM STOCKBRIDGE**

**GARDENS AND GROUNDS OF APPROACHING HALF AN ACRE  
LIMESTONE FLOORING TO MOST OF GROUND FLOOR WITH UNDERFLOOR HEATING  
SUBSTANTIAL REFURBISHED OUTBUILDING  
ITALIAN STYLE COURTYARD GARDEN FOR ENTERTAINING AND UPPER WILD GARDEN  
BEAUTIFULLY APPOINTED ACCOMMODATION FEATURING STUNNING OPEN PLAN KITCHEN AND COSY SITTING ROOM**

**OFFERS INVITED AROUND: £1,440,000 Freehold**

## **DESCRIPTION**

A brand new detached house by renowned local builders D C Li, traditionally built with attractive York bricks in a Flemish Bond with light mortar, hand finished clay roof tiles and cast iron guttering and down pipes. The property has the benefit of air source heating with underfloor heating throughout the ground floor and radiators to the first and second floor. There is double glazing throughout with high quality timber frame casements.

The accommodation comprises an interesting wrap around front veranda/porch, reception hall with cloakroom, sitting room with attractive brick fireplace and log burning stove, study, and a stunning open plan kitchen/breakfast room with adjoining living/dining area and separate utility. To the first floor there is a large central landing/sitting area, principal bedroom with en suite, three further bedrooms and family bathroom. A staircase rises to a substantial loft room with Velux and two large lanterns. Outside there is a generous front driveway and planning consent for a double car port. Behind the main house there is a level low maintenance Italian style garden, ideal for entertaining and a substantial completely refurbished outbuilding divided into entertaining spaces and generous storage areas, including a substantial loft that could be converted into an annexe/guest suite, subject to consent. A glazed door from this loft opens into a large upper garden that rises to the rear boundary.

## **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 Kentsborough just a short distance from Danebury Iron Age Fort. The picturesque town of Stockbridge is within five 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 1 hr 15 mins. There is also a mainline railway station in nearby Grateley which has excellent car parking and frequent trains to Waterloo. Basingstoke is within a 30 minute drive, the A303 is close at hand allowing convenient access to London and the West Country.

**SCHOOLING AND RECREATION:** There is excellent schooling (private and state) in the area in addition to the primary school in Amport. Stockbridge has primary and secondary schools; Kings and Peter Symonds Sixth Form College are located in Winchester and there are Grammar Schools in Salisbury. Farleigh Preparatory School is within a short drive; other local public schools include Winchester College and St Swithun's in Winchester, Godolphin, Chafyn Grove and the Cathedral School in Salisbury. There is excellent fishing on the River Test and a golf course in Leckford as well as two in Andover.

## **ACCOMMODATION**

### **Front Veranda / Porch**

Painted framework beneath a tiled roof. Sandstone and brick paved flooring. High profile ceiling. Outside wall lights. Panelled door with high level glazed panel into:



<b>Reception Hall</b>	Large coir mat at threshold. Limestone tiled flooring. Turning staircase with low half landing rising to the first floor. Door to under stairs storage cupboard. LED down lighters. Central opening with sliding door into substantial open plan kitchen/breakfast room with adjoining dining and living area. Doors to sitting room, study and cloakroom.
<b>Cloakroom</b>	Limestone tiled floor. Raised wash hand basin with metro tiled splashback on limestone sill. Spot light above. Low level WC. Window to side aspect with display sill to front. LED down lighters.
<b>Sitting Room</b>	Attractive open brick fireplace housing Parkray rolled steel log burning stove on raised stone hearth. Oak beam above and decorative arched recess. Recesses to either side of chimney breast with wall lights. Two large windows to front aspect. Central ceiling light point.
<b>Study</b>	(L-shaped) Limestone tiled floor. Full height window to front aspect overlooking veranda and driveway. Further window to front aspect. LED down lighters. Part profile ceiling with exposed brickwork and wall light.
<b>Kitchen / Breakfast Room</b>	Painted ash high and low level cupboards and drawers. Extensive quartz work surfaces with similar upstand and window sills. Long peninsular with breakfast bar to one end. Overhead canopy housing extractor fan, lights and floating shelving. Integrated larder fridge. Integrated under counter freezer. Ceramic three bowl sink unit with central mixer tap and drainer. Under counter twin Neff double ovens, each with grill. Wide five zone induction hob over. Integrated dishwasher and recycling area. Windows to rear and side aspects. LED down lighters. Limestone flooring. Opening into side of peninsular into:
<b>Dining / Living Area</b>	Space for large dining table to front of folding doors to rear porch and rear gardens and outbuildings. LIVING AREA: Picture window to the rear aspect. Ceiling light points. Wall lights. Arched alcoves.
<b>Utility Room</b>	Glazed door to outside. Exposed brickwork to one wall. Slate worktop with inset Belfast sink unit and mixer tap. Space and plumbing for appliances beneath. A range of cupboards above. Limestone tiled flooring. LED down lighters.

## **FIRST FLOOR**

<b>Landing / Sitting Area</b>	(Large and open) Featuring picture window to front aspect with views towards the Wallop Brook and countryside. LED down lighters.
<b>Inner Landing</b>	Turning staircase rising to second floor.
<b>Principal Bedroom</b>	Picture window to the rear aspect. LED down lighters and wall light point. Twin built-in wardrobes. Panelled door into:
<b>En Suite Shower Room</b>	Raised wash hand basin on sill with tiled splashback. Corner mixer tap. Window to side aspect. Porcelain tiled flooring. Glass/tiled shower enclosure with mixer shower. Tall chrome towel radiator. Opening and steps down to cloakroom beneath profile ceiling with small conservation light. Low level WC. Porcelain tiled flooring.
<b>Bedroom Two</b>	(Large double bedroom) Two windows to the front aspect. LED down lighters.
<b>Bedroom Three</b>	Window to rear aspect. LED down lighters.
<b>Bedroom Four</b>	(L-shaped with deep alcove) Picture window to rear aspect. LED down lighters. Triangular display sill beneath staircase.
<b>Family Bathroom</b>	(Spacious and well-appointed) White suite comprising panelled bath with decorative tile surround. Mixer tap to one end. Wash stand with contemporary wash hand basin. Tiled splashback and mixer tap. Low level WC. Corner curved glass/tiled shower enclosure with mixer shower. Tall towel radiator. Porcelain tiled flooring. LED down lighters. Window to side aspect.



## **SECOND FLOOR**

Staircase opens into:

### **Loft Room**

(Substantial) Two large ceiling lanterns. Velux light to rear aspect. Built-in cupboards housing hot water cylinders and plant. Numerous power points and LED down lighters.

## **OUTSIDE**

### **Front**

Gravelled approach serving three properties. Open access onto a substantial gravel driveway extending to the front of the house providing extensive parking. Well screened to the front by Portuguese laurel hedging and to the side by an attractive tile capped brick and rendered wall with decorative recesses. The remaining boundaries are screened by fencing, trellis and plants. Wide accesses to either side of the house converge on the rear garden. Planning for double car port.

### **Rear Garden**

(Level Italian courtyard style) Sandstone split level terraced areas. Brick edged paths. Gravelled terraces. Raised brick edged borders. Curved brick retaining wall. Well screened to either side boundary by walling and trellis.

### **Outbuilding**

A substantial and attractive building, semi-detached with the neighbour, constructed of rendered and weather boarded elevations beneath an interlocking tiled roof.

### **Games Room / Home Office**

(Lower level) Sandstone flooring. Ceiling light point. Fully lined with timber panelling and ceiling. Two ceiling light points. Wide opening, with space for doors overlooking the Italian style garden.

### **Main Barn**

Wide opening to front with rustic timber surround. Light and power connected. Sandstone flooring. Open window overlooking Italian garden. Open tread staircase to substantial boarded loft area. Further opening into a long sub-terranean area providing extensive storage. Substantial loft with boarded flooring. Large dormer to rear aspect with glazed door leading out to:

### **Upper Garden**

Further sandstone terrace. Level lawned area. Wild garden beyond rising up to the rear boundary. Bushes and trees backing onto farmland.

### **Services**

Mains water and electricity, shared new treatment plant. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.

### **Directions**

SO20 8EL

### **Council Tax Band**

TBC

## **VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

**Tel. 01264 810702**

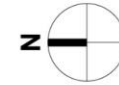
**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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.

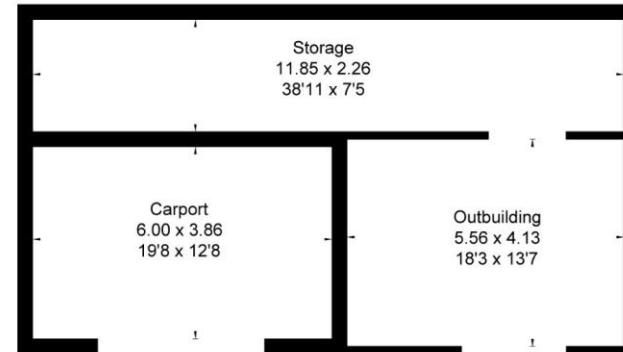
**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)  
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**



Approximate Area = 258.9 sq m / 2787 sq ft  
Including Limited Use Area (22.5 sq m / 242 sq ft)  
Outbuilding = 76.7 sq m / 826 sq ft

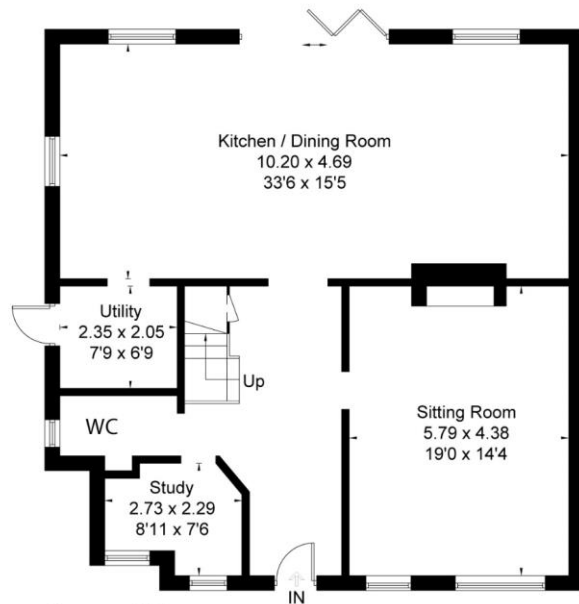


LARGE LOFT ABOVE BARN

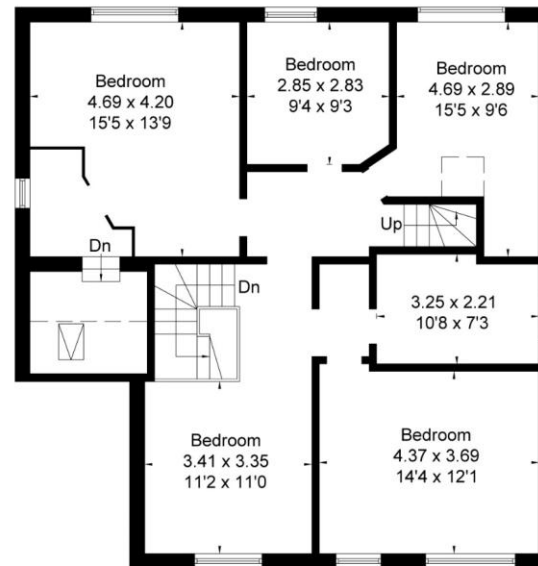


= Reduced head height below 1.5m

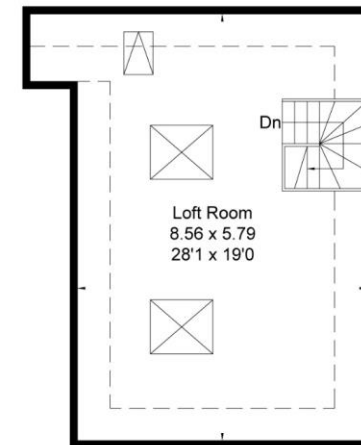
BARN (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 296942