



EVANS & PARTRIDGE

**BROADVIEW, CRAYDOWN LANE
OVER WALLOP, STOCKBRIDGE**















BROADVIEW, CRAYDOWN LANE, OVER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8LA

AN ATTRACTIVE HIGH TECH AND EXTREMELY EFFICIENT BRAND NEW DETACHED FAMILY HOUSE WITH SPACIOUS GATED DRIVEWAY AND DOUBLE CAR PORT SET WELL BACK FROM THE ROAD STANDING IN APPROXIMATELY 0.63 ACRES WITH FAR-REACHING COUNTRY VIEWS.

**EPC "A" RATED
AIR SOURCE HEAT PUMP - MECHANICAL VENTILATION HEAT RECOVERY SYSTEM
UNDERFLOOR HEATING TO ALL ACCOMMODATION
PV/SOLAR PANELS WITH BATTERY STORAGE
FIBRE TO THE PREMISES, BROADBAND - MESH WI-FI
WELL-APPOINTED ACCOMMODATION EXTENDING TO 2,853 SQ FT
EXTENSIVE GATED PARKING/DETACHED DOUBLE CAR PORT**

OFFERS INVITED AROUND: £1,500,000 Freehold

DESCRIPTION

A brand new detached house attractively constructed with brick and flint/oak clad elevations beneath a tiled roof with aluminium frame, double glazed windows and external doors. A spacious and well-presented accommodation comprising a double height reception hall, generous central living room with adjoining luxury kitchen/breakfast area with vaulted ceiling, separate sitting room, study, utility room, boot room, plant room and ground floor shower room. To the first floor a central galleried landing, principal bedroom with dressing room and en suite bathroom, three further large double bedrooms and a family bathroom. The property is set well back from the road with electric double gates opening onto an extensive driveway which leads to an oak framed barn style double car port, hard wired for 2 EV charging points. The remaining plot is level and mainly laid to lawn with young hedging to the boundaries. Views are enjoyed over an immediately adjoining walnut tree plantation, and beyond to farmland and countryside.

LOCATION

Situated on the edge 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 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

Entrance Porch

Two substantial oak pillars/supports. High profile ceiling. Porcelain tiled floor. Contemporary wall lights. Aluminium/part glazed door into:

Reception Hall	Substantial double height ceiling with high solar operated Velux skylight. Turning oak staircase with oak/glazed balustrade with concealed LED lights rising to galleried landing. Contemporary second floor pendant light. Porcelain tiled flooring. Window to front aspect. Door to utility/pantry. Further door into:
Substantial Living Room	(A large reception room with wide opening into kitchen/breakfast room) Two large windows to the rear aspect enjoying far reaching views towards farmland and countryside. Contemporary Opus raised barrel style log burning stove on polished slate hearth. Porcelain tiled flooring throughout. LED down lighters. Opening into inner hall. Further substantial opening into:
Kitchen / Breakfast Room	(Dual aspect featuring a high vaulted ceiling) Full height triangular glazing to gable end. Folding aluminium frame glazed doors with integral blinds to rear and side aspect opening onto the main terrace. Further window to side aspect overlooking the main garden. LED ceiling spot lights. Light grey fitted kitchen providing a comprehensive range of high and low level cupboards and drawers incorporating a range of deep pan drawers. Integrated larder fridge, integrated larder freezer, full height larder cupboard with steel basket carousel, full height shelved pantry to side. Large quartz topped island with comprehensive range of storage beneath, integrated dishwasher, integrated Bora induction hob with integral extractor fan, sink with drainer to side and Quooker instant boiling water mixer tap. Twin Neff hide and slide oven and grills with central Neff microwave oven and warming drawer beneath. Porcelain tiled flooring throughout. Space for dining table.
Study	Window to side aspect overlooking the main garden. LED down lighters. Herringbone porcelain tiled flooring.
Inner Hall	Porcelain tiled flooring. LED down lighters. Doors to sitting room, study, cloakroom with shower and deep walk-in cloaks cupboard, also with porcelain tiled flooring and LED down lighter.
Sitting Room	(Triple aspect) Inset log burning stove with polished slate hearth. Two windows to front. Picture window to side aspect. Glazed double doors with integral blinds to opposite side aspect opening onto the main garden. Porcelain tiled flooring. LED down lighters.
Cloakroom with Shower	White suite comprising basin on wash stand with electric mirror above. Shaver socket/electric toothbrush stand. WC. Walk-in shower. Fully tiled. Frosted window. Towel radiator.
Utility / Pantry	L-shaped range of light grey cupboards. Solid oak block work surface with metro tiled splashback. Belfast sink with mixer tap and drainer. Integrated washing machine. Integrated under counter wine fridge. Porcelain tiled flooring. Window to front aspect. LED down lighters. Door into:
Boot Room	(Spacious) Aluminium frame part glazed door and high level window to rear aspect with path leading to driveway and car port. Porcelain tiled flooring. LED down lighters. Door into:
Plant Room	Housing all of the high-tech infrastructure for running the property.
<u>FIRST FLOOR</u>	
Galleried Landing	(Spacious) Oak/glazed balustrades overlooking the reception hall beneath. LED down lighters. Double doors conceal a large linen/airing cupboard with manifold for first floor underfloor heating. Doors to:

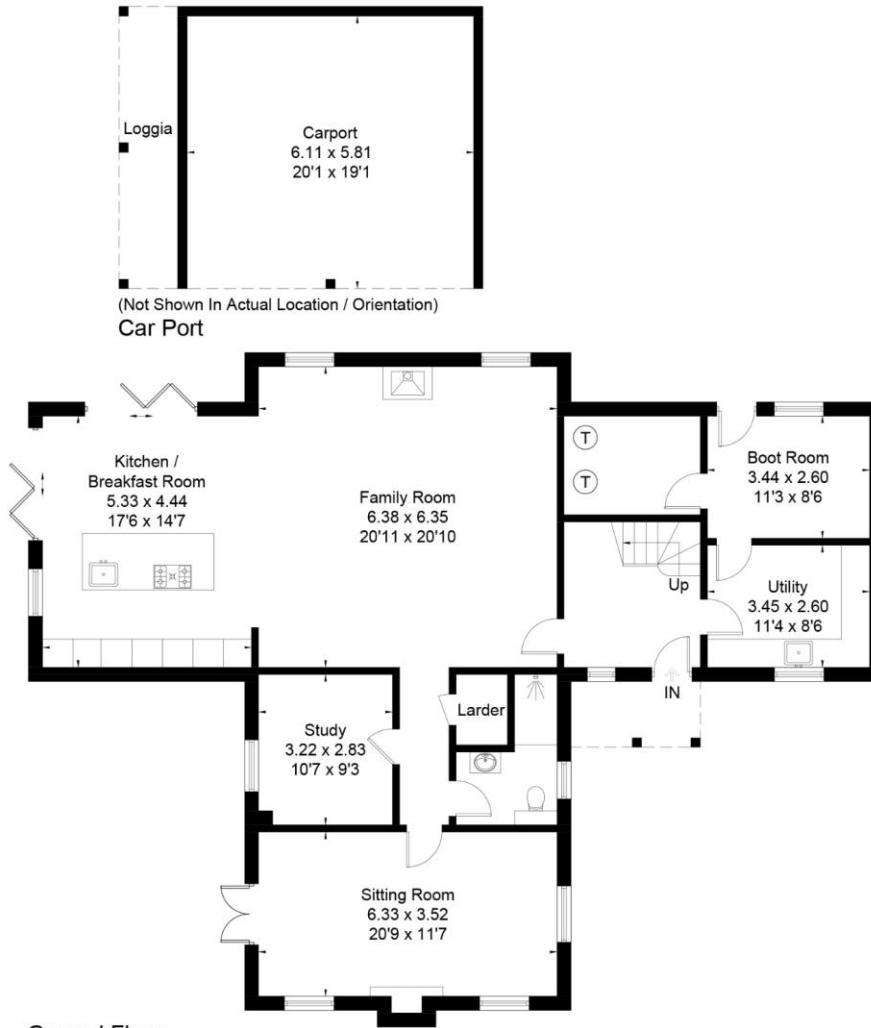
Principal Bedroom Suite	HALL: Loft hatch (spacious for storage part boarded with light and MVHR system). LED down lighter. Door to dressing room and opening into: BEDROOM: (Double bedroom) Dormer window to side aspect. LED down lighters. Door into:
En Suite Bathroom	(Well appointed) White suite comprising contemporary free standing bath with raised mixer tap/handheld shower attachment. Twin wash basins, each with mixer tap on floating stand with electric mirrors above. Shaver socket/electric toothbrush stand. Low level WC. Corner glass/tiled shower enclosure with overhead and handheld attachments. Chrome tower radiator. Frosted glazed window. Porcelain tiled flooring. Ceramic tiled walls. LED down lighters.
Bedroom Two	(Large double bedroom) Part vaulted ceiling with exposed beam above. Window to rear aspect with stunning far-reaching views over young walnut plantation to rolling farmland and countryside beyond. LED down lighters.
Bedroom Three	(Large double bedroom) Window to side aspect. LED down lighters.
Bedroom Four	(Large double bedroom) Window to side aspect overlooking the main garden. Far-reaching views to one side. LED down lighters.
Family Bathroom	(Well-appointed) White suite comprising free-standing bath with raised mixer tap/handheld shower attachment. Twin wash hand basins on floating stand, each with mixer tap and electric mirror above. Shaver socket/electric toothbrush stand. Low level WC with concealed cistern. Chrome towel radiator. Walk-in wet area with overhead and handheld shower. Bottle recess. Porcelain tiled flooring. Ceramic tiled walls. LED down lighters. Window to rear aspect with glorious far-reaching views toward Broughton Down.
OUTSIDE	The house is set well back from the road off a long gravel track shared by the neighbour. Hardwood electric double gates with brick piers top either sides opening onto a large timber edged gravel drive, There are sandstone paths and terraced area around the property opening onto large level areas of lawn, fencing and young hedging plants to the boundaries.
Double Car Port	Attractively constructed oak frame and clad elevations beneath a tiled roof. Open lean-to log store to one side. Internal light and power. Wiring for 2 EV charging points.
Services	Mains electricity and water. Private drainage (new treatment plant). Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SO20 8LA
Council Tax Band	G

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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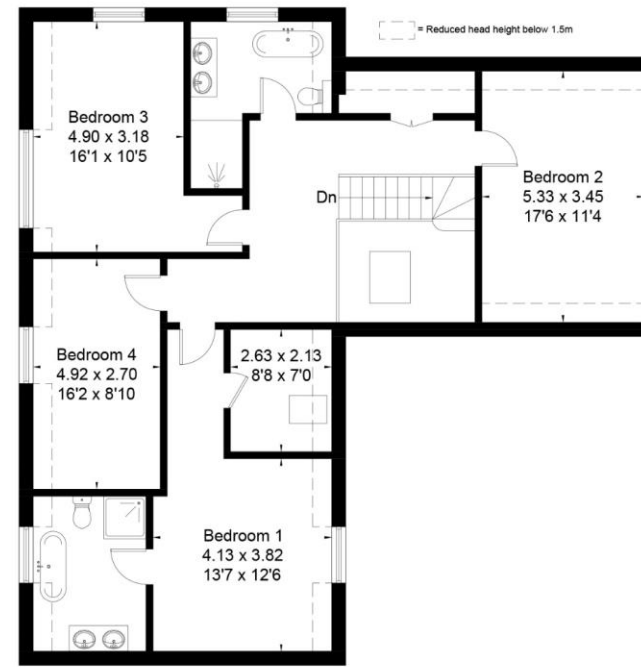
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Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
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Approximate Floor Area = 265 sq m / 2853 sq ft



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		92	104
England, Scotland & Wales		EU Directive 2002/91/EC	