



**EVANS & PARTRIDGE**

**3 NEW ROAD**  
**MIDDLE WALLOP, STOCKBRIDGE, HAMPSHIRE**

















# 3 NEW ROAD, MIDDLE WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8JR

**A SUBSTANTIALLY EXTENDED SEMI-DETACHED FAMILY HOUSE PROVIDING SPACIOUS AND VERSATILE ACCOMMODATION, PLENTY OF OFF-ROAD PARKING AND FAR-REACHING VIEWS TO THE FRONT TOGETHER WITH A GOOD SIZE ATTRACTIVELY LANDSCAPED REAR GARDEN, SITUATED ON THE VERY EDGE OF THE WALLOPS OFF A SHORT NO-THROUGH LANE WITH OPEN COUNTRY VIEWS**

**PORCH / RECEPTION HALL, INNER HALL, CLOAKROOM, LIVING ROOM WITH FAMILY AND DINING AREAS  
CONSERVATORY, STUDY, KITCHEN WITH SEPARATE BREAKFAST ROOM, UTILITY /BOILER ROOM  
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM  
PARKING, ATTRACTIVE WELL ENCLOSED LANDSCAPED GARDENS AND EXTENDED UPPER GARDEN**

**OFFERS INVITED AROUND: £565,000 Freehold**

## DESCRIPTION

A largely extended 1930s semi-detached family house situated on the very edge of the village in a no-through lane with magnificent open rural views towards Broughton Down. The accommodation comprises a large porch/reception hall, inner hall with cloakroom, sitting room with family and dining areas, large conservatory, study, kitchen with adjoining breakfast room and separate utility. To the first floor there is a good size principal bedroom with new en suite shower room, three further double bedrooms (one with adjoining sitting room) and family bathroom. There is parking in the front of the house and a long landscaped garden to the rear featuring two ponds and a choice of seating areas.

## LOCATION

The property stands on a no-through lane that only has dwellings on one side which all benefit from superb distant country views. The lane is situated on the very edge of the parish of Nether Wallop which has a primary school church and village hall. Middle Wallop has a public house, hall, excellent convenience store and garage/shop and is approximately six miles from Stockbridge which offers a variety of shops, a Post Office, hotels and public houses, churches, a doctors surgery and primary and secondary schools. The cathedral cities of Salisbury and Winchester are both within a 25 minute drive, and the A303 is close at hand allowing convenient access to London and the West Country. There is a mainline railway station in the village of Grateley (about 5 minutes' drive away) with fast trains to Waterloo in 75 minutes, as well as railway stations in Winchester and Andover.

## ACCOMMODATION

### **Porch / Reception Hall**

Part glazed composite door. High profile ceiling with Velux light to front aspect. LED down lighters. Two windows with far reaching country views towards Broughton Down. Oak effect flooring. Roll top surface with cupboard above and full height cupboard to side. Opening into:

### **Inner Hall**

Turning staircase with turned style balustrade to side rising to first floor. Internal window to front aspect. Two pendant light points. Cupboard with fuse box. Open arch into breakfast room and kitchen. Panel doors to understairs cupboard, cloakroom, open plan living room with family and dining areas, study and utility room. External door into rear garden.

<b>Cloakroom</b>	(Recently refitted) Roll top work surface with glass tiled splash back, ceramic wash hand basin with mixer tap, cupboards beneath. Low level WC. Slate effect flooring. Ceiling light point.
<b>Living Room</b>	(Open plan with family and dining areas) LIVING ROOM: Open fireplace with beam above, sandstone hearth currently housing an electric log burner effect stove. Recess to either side of chimney breast. Oak flooring. Pendant light point and ceiling rose. DINING AREA: Glazed double doors and glazed panels to either side opening into conservatory with views beyond over the garden. Further double doors into kitchen. Pendant light point and ceiling rose. FAMILY AREA: Window to front aspect with stunning views over Broughton Down. Oak flooring. Pendant light point with ceiling rose.
<b>Study</b>	Window to front aspect with far reaching view. Oak effect flooring. Down lighters.
<b>Kitchen</b>	(With adjoining breakfast room) KITCHEN: Stainless steel 1½ bowl sink unit with mixer tap, filtered drinking water tap and drainer. Roll top work surfaces with travertine tiled splash backs. Range of oak fronted high and low level cupboards, drawers and glazed display cabinet. Integrated fridge. Under-counter oven/grill with four ring ceramic hob above, extractor hood above. Recess and plumbing for dishwasher. Windows to rear and side aspect. Ceiling spot lights. Ceramic tiled floor. Arch into: BREAKFAST ROOM: Ceramic tiled floor. Ceiling spot lights.
<b>Utility / Boiler Room</b>	Roll top work surface. Camray oil fired boiler. Recess and plumbing for washing machine and space for dryer, cupboard above. Window to rear aspect. Pendant light point.

## **FIRST FLOOR**

<b>Landing</b>	Balustrade continues overlooking stairwell. Loft hatch. Opening into inner landing. Panel doors to:
<b>Principal Bedroom</b>	(Substantial double bedroom) Window with views over the garden and farmland. Built-in wardrobe cupboards. Pendant light point. Oak effect flooring. EN SUITE BATHROOM: (Newly fitted) Roll top marble effect surface with wash hand basin and mixer tap, cupboards beneath. Low level WC with concealed cistern. Corner glass/tiled shower enclosure. Oak effect flooring. Fully tiled walls. LED down lighters. Extractor fan.
<b>Bedroom Two</b>	(Substantial double bed/sitting room) Sitting area with tiled fireplace (currently not in use). Pendant light point. Opening into bedroom area. Window to rear aspect. Oak effect flooring. Pendant light point.
<b>Bedroom Three</b>	(Large double bedroom) Window to front aspect with far reaching views. Pendant light point.
<b>Inner Landing</b>	Pendant light point. Ample space for built-in wardrobe cupboards. Door to:
<b>Bedroom Four</b>	(Small double/large single bedroom) Window to rear aspect with far reaching farmland views. Pendant light point.
<b>Family Bathroom</b>	White suite comprising wash hand basin with mixer tap, cupboard beneath. Double ended bath with mixer tap and fully tiled surround and glass screen. Low level WC. Ceramic tiled floor. Fully tiled walls. Obscure glazed window to front aspect. Pendant light point. Extractor fan.

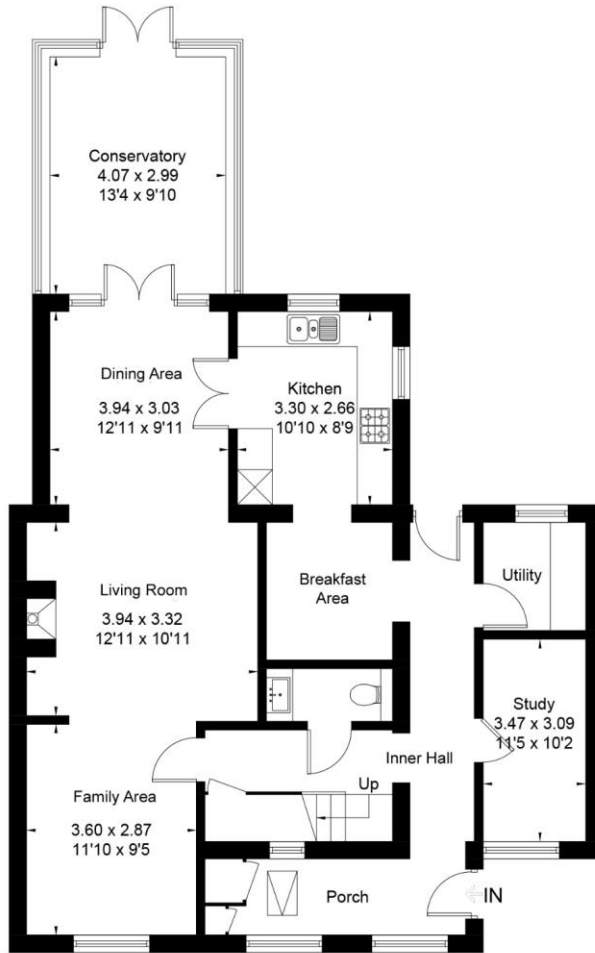
<b>OUTSIDE</b>	New Road is a short no-through lane bordering paddocks and countryside. Stone capped brick piers with wrought iron double gates gives access onto a spacious block paved driveway widening in front of the house providing plenty of parking. Level gravelled area to side with shrubs. Flower border to front boundary screened by box hedging. Oil tank. The front garden is enclosed on either side by low brick walling, featuring a mature wisteria.
<b>Main Rear Garden</b>	Gravelled terrace at the rear of the property with central ornamental pond, rockery, waterfall and surrounding well stocked sleeper retained border. Further similar border with herb garden. Aluminium frame greenhouse. Level lawn with well stocked brick edged herbaceous borders with flowers, shrubs and specimen trees. Stepping stone path. The garden is well enclosed on all boundaries by fencing, hedging and bamboo. Mature apple tree. Brick edged Cotswold stone terrace at the rear boundary with shrubs and overhanging apple tree, ideal for entertaining. Substantial timber shed. Window to side, door at end. Paved steps and picket gate lead into:
<b>Extended Upper Garden</b>	Wild life pond with surrounding borders. Circular terrace. Space for chickens or vegetable garden. Well enclosed by fencing and block walling.
<b>Services</b>	Mains water and electricity. Private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
<b>Directions</b>	SO20 8JR
<b>Council Tax Band</b>	D

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
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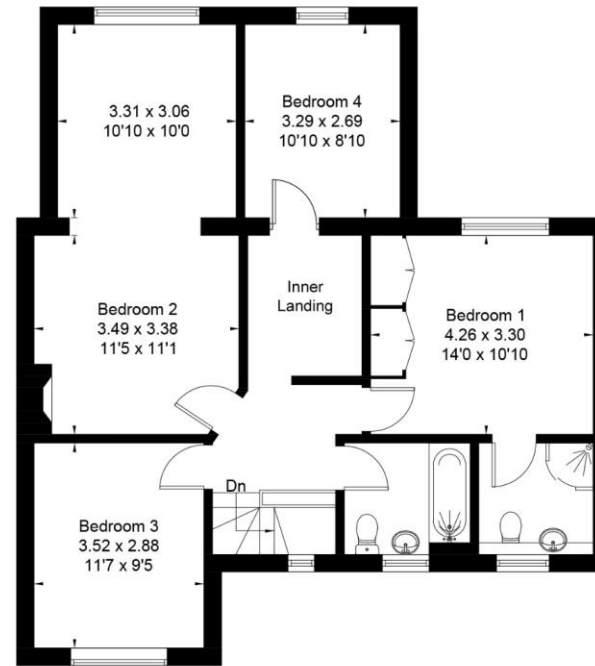
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**Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Area = 179.1 sq m / 1928 sq ft  
Including Limited Use Area (2.8 sq m / 30 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 316515

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(95-100)	A		
(81-94)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	