



5 PRINTERS PLACE, ORANGE LANE
OVER WALLOP, STOCKBRIDGE

EVANS & PARTRIDGE











5 PRINTERS PLACE, ORANGE LANE, OVER WALLOP, STOCKBRIDGE SO20 8JB

AN EXTREMELY WELL PRESENTED COTTAGE STYLE THREE BEDROOM HOUSE WITH A VIEW TO THE FRONT ACROSS A PADDOCK WITH A SEPARATE CARPORT IN A QUIET SETTING ON THE EDGE OF THE VILLAGE

PORCH, RECEPTION HALL, CLOAKROOM, LIVING / DINING ROOM
KITCHEN / BREAKFAST ROOM
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, FAMILY BATHROOM
PARKING AND CARPORT
WELL ENCLOSED REAR GARDEN WITH L-SHAPED PAVED TERRACE

OFFERS INVITED AROUND: £425,000 Freehold

DESCRIPTION

A modern mid-terrace cottage (one of three), constructed in 2009 of mellow brick elevations beneath a tiled roof; with the benefit of double glazing and a carport. This beautifully presented accommodation comprises of a reception hall, cloakroom, spacious living room, kitchen/breakfast room with integrated appliances and granite work surfaces. To the first floor there are two double bedrooms, one with ensuite shower room, third bedroom, plus a family bathroom. At the rear is a compact, well enclosed garden with direct access to the carport.

LOCATION

The property is situated in the heart 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 and wine shop 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

Wide Porch

Tiled roof on exposed post. Outside lantern style light. Hardwood/part obscure glazed door into:

Reception Hall

Turning staircase with balustrade to one side rising to the first floor. Door to cloakroom extending beneath part of stairs. Karndean oak effect flooring. Window to front aspect overlooking paddock. Coving. Two ceiling light points. Open doorway into living/dining room. Further open doorway into kitchen/breakfast room.

Cloakroom	White suite comprising wall hung basin, tiled splash back and glass sill above. Low level WC. Tiled floor. Ceiling light point. Extractor fan.
Living / Dining Room	Living Area: Picture window overlooking the landscaped rear garden. Central decorative fireplace. Raised polished granite hearth. Granite surround with white mantelpiece. Dimplex electric coal effect burner and flue. Central pendant light point. Coving. Dining Area: Oak effect Karndean flooring. Half glazed double doors onto rear terrace and garden. Space for table with pendant light point above. Long built-in sideboard with tall glazed display cabinets to either end. Glass topped sideboard with drawers beneath.
Kitchen / Breakfast Room	(Well-appointed and beautifully presented) Stainless steel 1½ bowl sink unit with mixer tap and drainer. Polished granite work surfaces with similar upstand and metro tiled splash backs. A range of high and low oak effect cupboards and drawers. Under counter Miele oven and grill. Four ring Miele induction hob above with stainless steel splash backs and concealed extra fan and light. Integrated fridge and freezer. Integrated Smeg dishwasher. Integrated washing machine. Space for American style fridge freezer. Central solid beech butchers block with utensil hanging above, drawers and breakfast bar beneath with stools (available by separate negotiation). Space for dresser. Tiled flooring throughout. Picture window to front aspect with view toward paddock. LED down lighters.

FIRST FLOOR

Landing	Loft hatch. Ceiling light point. Doors to bedrooms, bathroom and cupboard housing electric wall hung central heating boiler and pressurised hot water tank.
Principal bedroom	(Double bedroom) Decorative panelling to one wall with display shelf above. Picture window to rear aspect. Coving. Pendant light points. Door to:
En Suite Shower Room	White suite comprising wash hand basin in roll top sill with double cupboard beneath. Mixer tap, tiled splash back, glass sill and electric mirror above. Low level WC with concealed cistern. Tiled splash back, mirror fronted cabinet over. Sliding glass door into generous tiled shower enclosure with mixer shower. Tiled flooring. Tall mirror. Towel radiator. LED down lighters. Extractor fan.
Bedroom Two	(Double bedroom) Built-in double wardrobe. Picture window to front aspect with views toward countryside. Ceiling coving. Pendant light point.
Bedroom Three	(L-shaped) Ideal single bedroom or study. Window to front aspect overlooking paddock. Coving. Pendant light point. Deep alcove. High door to large cupboard extending over stairwell. Space for dryer with shelving above. Karndean oak effect flooring.
Family Bathroom	White suite comprising wash hand basin set into long roll top sill, double cupboard beneath. Mirror fronted cabinet and strip light/shaver socket over. Low level WC to one side with concealed cistern. Panelled bath with mixer tap to one end. Wall mounted mixer shower over and glass shower screen. Tiled flooring. Floor to ceiling tiling. Obscure glazed window. LED down lighters. Extractor fan. Tall towel radiator.

OUTSIDE

Front	Block paved approach. Front boundary screened by low brick walling. Paved path to entrance porch with wide gravelled beds to either side, ideal for potted plants, trees and shrubs.
Rear Garden	L-shaped paved terrace. Raised composite deck beneath pergola with trellis screening to one side. Level lawn with shingle surround, ideal for potted plants and trees. Roses trained to the rear fence. The rear garden is well enclosed on all sides by tall fencing. Outside lights and power points and tap.
Parking and Carport	Gravelled driveway continues to the rear of the terrace where there is a generously proportioned carport. Attractively constructed with a heavy beam frontage beneath a hipped tiled roof. Concrete base. Shelving area to rear.
Services	Mains water, shared private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SO20 8JB
Council Tax Band	D
Agents Note	There is an annual maintenance charge of approximately £1600.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

www.evansandpartridge.co.uk

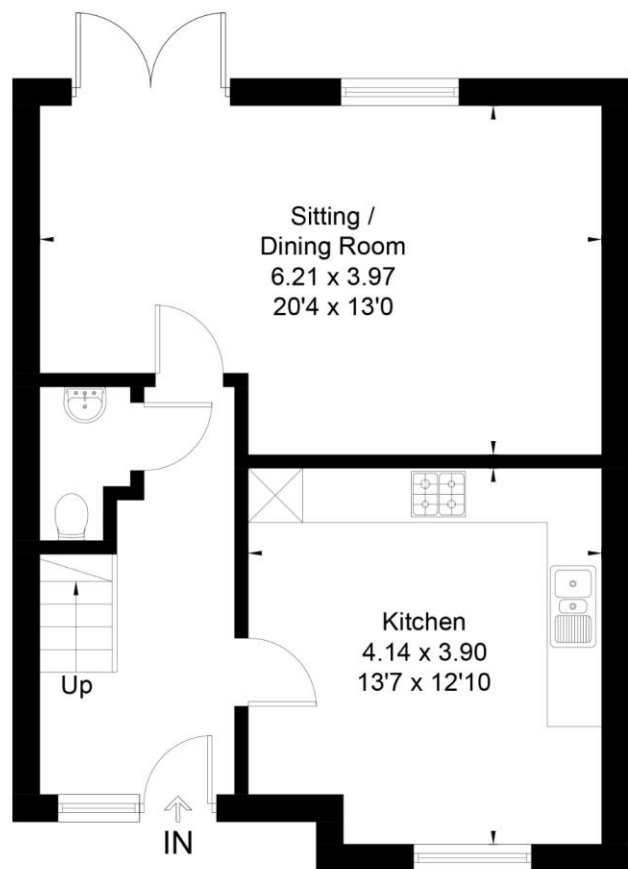
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or 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.

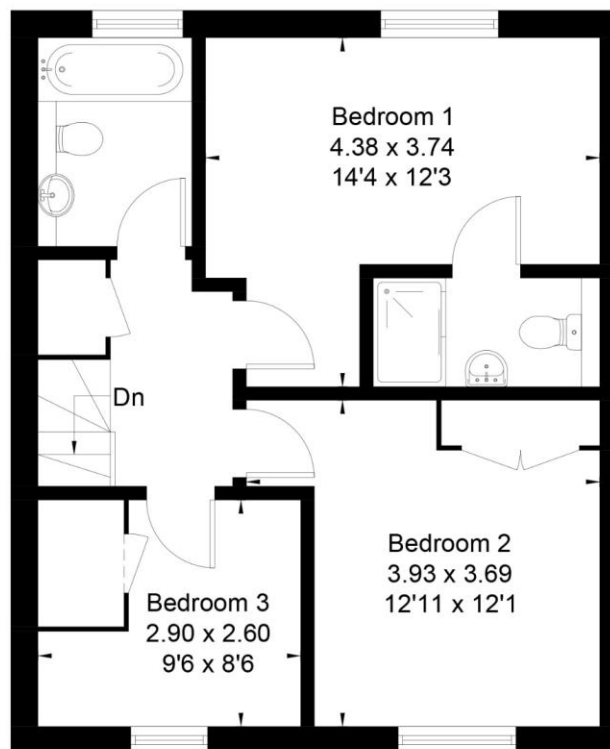
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

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

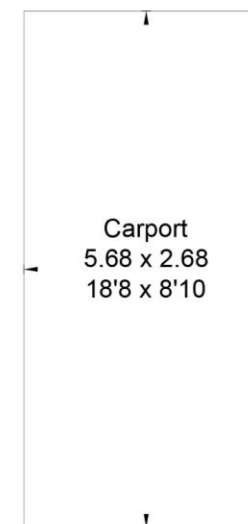
Approximate Floor Area = 96.1 sq m / 1034 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95758

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		