



EVANS & PARTRIDGE

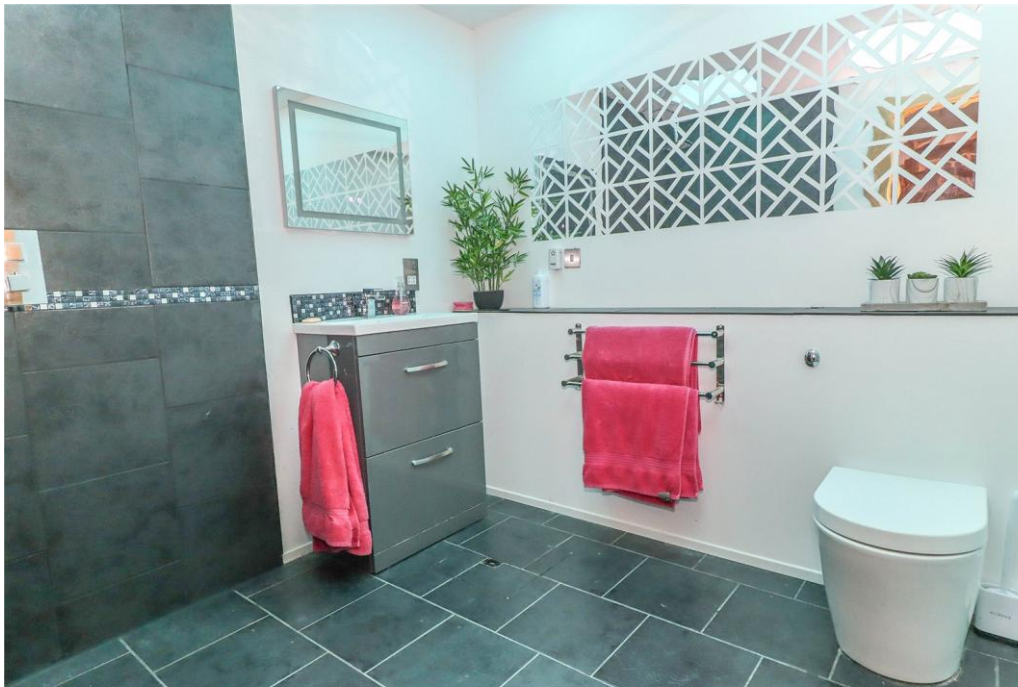
CANTO NORTE, KENTSBORO
MIDDLE WALLOP, STOCKBRIDGE

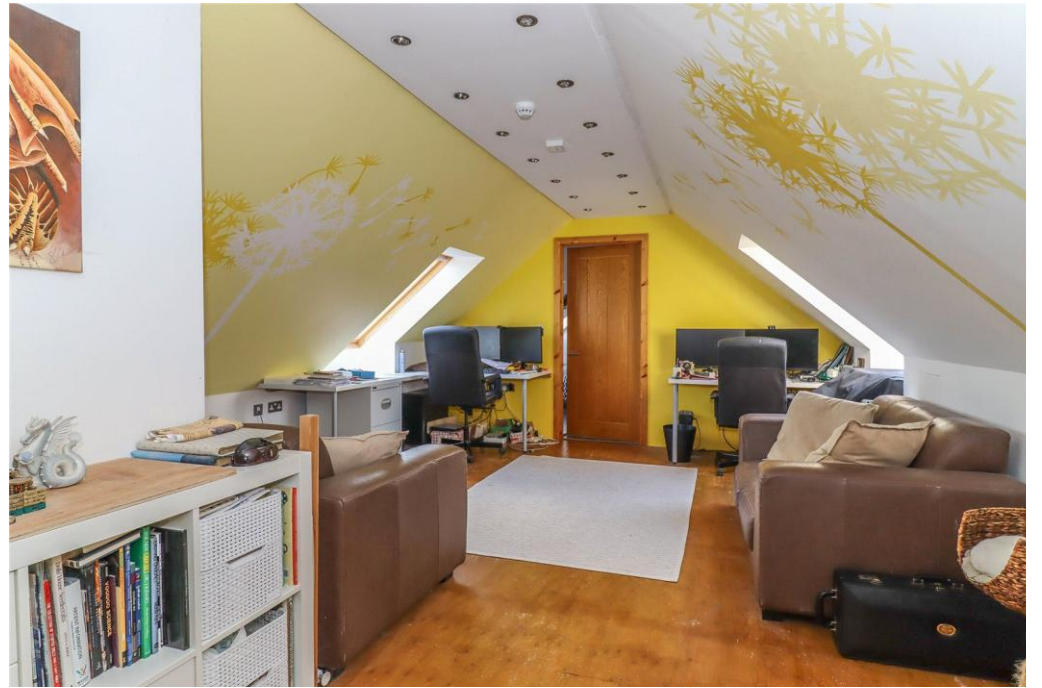














CANTO NORTE, KENTSBORO, MIDDLE WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8EA

A SUBSTANTIAL DETACHED FAMILY HOUSE WITH 3,668 SQFT OF ACCOMMODATION ARRANGED OVER THREE FLOORS TOGETHER WITH A LARGE DETACHED DOUBLE GARAGE/WORKSHOP WITH A SPACIOUS LOFT, STANDING IN JUST OVER A 1/3 OF AN ACRE WITH FAR REACHING VIEWS IN A RURAL SETTING TO THE NORTH EAST OF STOCKBRIDGE.

**RURAL SETTING WITH FAR REACHING VIEWS
EXTENSIVE PARKING
ACCOMMODATION ON THREE LEVELS
LIGHT AND AIRY OPEN PLAN LIVING
SCOPE TO CREATE SELF CONTAINED ANNEXE**

OFFERS INVITED AROUND: £795,000 Freehold

DESCRIPTION

A spacious and individual detached house that has been built in recent years by the present owners who demolished a much smaller bungalow on this large plot. The house is centred on a Potton timber frame, with well insulated elevations, an external coloured render finish and slate roof. The property has been hardwired throughout, it is possible to control the lighting and temperature via a smart phone. The heating is supplied via an Air Source Heat Pump and Mechanical Ventilation Heat Recovery. Some of the electricity required to run the system is produced by a bank of PV panels on the rear of a substantial garage/workshop; which itself has a large boarded loft offering scope for conversion, STPP. The overall plot extends to about 0.35 acres which is level and provides plenty of off road parking and a south westerly facing rear garden. The accommodation is extensive and versatile, there are far reaching views to the front and westerly aspect and both Stockbridge and Grateley Railway Station are within an easy drive or cycle.

LOCATION

The property is rurally situated beside SB Joinery off the Old Stockbridge Road to the north west of Stockbridge which leads to Kentsboro where it meets the A343 where there is a useful garage with well stocked shop called Budgens. The Iron Age Danebury Hill Fort is also close by, for those who enjoy walking. The picturesque town of Stockbridge (approximately 3 miles distance) offers a variety of facilities including shops, hotels, public houses, churches, doctor's surgery, primary and secondary school. The nearby town of Andover provides a comprehensive range of shopping, educational and leisure facilities. There is a mainline railway station at Grateley (within 5 minutes' drive) with fast services to London Waterloo in 1 hour 15 minutes). The cathedral cities of Salisbury and Winchester are both within approximately 20 minutes' drive, and the A303 is close at hand allowing convenient road access to London and the West Country.

ACCOMMODATION

Wide Porch

Brick edged slope and paved steps to wide covered area. Outside lantern style light. Panel hardwood door into:

Reception Hall

Spacious, light and airy. Two full height windows to either side of the front door with far reaching views. Turning open tread staircase with balustrade which descends to lower ground level. Pendant light point above. Further LED and plinth lights. Oak doors conceal cloaks cupboard. Separate electrics cupboard housing the CAT wiring system. Half glazed oak door to:

Inner Hall

Solid core oak doors to living room and kitchen/breakfast room.

Living Room	A spacious triple aspect reception area featuring double height vaulted ceiling with heavy exposed framework. Wide full height glazing to front aspect with apex glazing above, affording distant rural views. Full height window to side aspect. Glazed double doors to opposite aspect and decked area. Numerous spot lights and LED downlighters. Concealed underfloor power points and media sockets. Wide opening to:
Dining Area	Space for long entertaining table. Dual aspect. Substantial picture window to rear aspect overlooking part of the garden. Glazed double doors to side deck. Recessed ceiling with pendant lights over table and further concealed lighting. Access to one side of upright support into:
Kitchen/Breakfast Room	Stone effect roll top work surfaces with two breakfast bar areas and similar upstand. A range of low level cupboards and drawers. Eye level frosted glazed storage units. Two undercounter Zanussi ovens and grills. Wide four ring ceramic hob with contemporary stainless steel extractor fan and light above. Integrated dishwasher and space for American style fridge/freezer. Ceramic tiled flooring. Picture window overlooking the rear terrace and garden. Half glazed door to outside. Numerous LED downlighters.
Inner Hall	LED downlighters. Oak doors to bedrooms 2 and 3. Pocket door to bathroom.
Bedroom 2	Dual aspect. Full height windows to front and side aspect. The front with far reaching country views. Sliding doors one mirror fronted concealing wardrobe. Bamboo effect flooring. Pendant light point and spot lights. Built in floating bedside table units with power points.
Bedroom 3	Large dual aspect double bedroom. Full height windows to rear and side aspects. Pendant and LED downlighters. Long bedhead with display sill over. Corner mirror fronted wardrobes.
Bathroom	With circular theme. White suite, raised circular wash hand basin on tiled stand with waterfall mixer tap, circular electric mirror incorporating lights and shaver socket above. Low level WC with concealed cistern. Substantial free standing bath with side mixer tap and retractable hand held jet, with an overhead ceiling shower above. Floor to ceiling tiled walls. Tiled floor with central drain. Full height obscure glazed window to rear aspect. LED downlighters.
 <u>LOWER GROUND FLOOR</u>	
Large Central Hall	LED ceiling panels and plinth lights. Ceramic tiled flooring throughout. Doors to family room, bedroom 4, games room/work room/gym, laundry and wet room.
Family Room	A large reception room with folding glazed doors onto a recessed courtyard garden. Fully paved with central drain and steps up to rear terrace and garden. Ceramic tiled flooring throughout. Numerous LED downlighters, further floor power and media points. Central panel door into:
Bedroom 4	Large double bedroom. Ceramic tiled flooring throughout. Ceiling and spot lights. Door returning to central hall/games room.
Games Room/Work Room/Gym	A further large room. Half glazed door and staircase rising to the driveway. Oak effect flooring. High central ceiling. LED spot lights. Numerous power points and oak door into plant cupboard.

Laundry	Quarry tiled floor with central drain. Long roll topped work surface with similar upstand, cupboards beneath, inset stainless steel sink with mixer tap and drainer. Recess and plumbing for washing machine, with space beside for dryer. LED strip light.
Wet Room	Tiled corner with overhead mixer shower. White ceramic wash hand basin with tap, shaver socket and electric mirror above, two deep drawers beneath. Low level WC with concealed cistern. Ceramic tiled floor with drain. LED ceiling panels.
FIRST FLOOR	Substantial L shaped living area at top of stairs. Picture window to rear aspect. Large Velux windows to front and rear aspects. Balustrade overlooking living room with view through full height front glazing. Numerous LED downlighters. Door at one end into:
Bedroom 1	Double bedroom. Limed oak effect flooring. Two large Velux lights to the front aspect with glorious far reaching views. Chest of drawers beneath. Long suspended hanging rail. Open doorway into:
En Suite	Fully tiled. Deep double ended bath in tiled surround with display recesses. Raised circular wash hand basin with mixer tap, shaver point and shaving mirror above. Low level WC with concealed cistern. Large walk in wet area with glass screen to one side, bottle recess and overhead mixer shower. Drain beneath. Large obscure glazed porthole window to side aspect.

OUTSIDE

Front	Wide splayed access with post and rail fencing to either side leading onto a substantial level, sleeper edged, gravel driveway, providing extensive parking and access to the large double garage block. Hedge screening the boundaries. Raised flower and Lavender borders. Front lawn with steps to side decked area.
Garaging	External EV charging point. Coloured rendered elevations beneath a slate roof. Covered veranda area with exposed posts. View over main garden towards farmland. Sectional remote operated electric door. A substantial double garage/workshop with fluorescent strip lights and power points, window and half glazed personal door to rear garden. Plants and filter for private bore hole water supply and PV panels to rear of garage roof. Corner staircase rises to a substantial boarded loft room offering great scope and potential.
Rear Garden	Comprises of a paved terrace with pergola for dining beneath, screened from the driveway by modern trellis, climbing plants and grapevine. Raised contemporary water feature opening onto level lawn with sleeper retained, well stocked borders full of flowers, roses, shrubs and fruit trees. The rear boundary is enclosed by tall staggered fencing. The side boundary has an open area from where glorious far reaching views are enjoyed to the west, ideal for sunsets. Substantial mature Beech trees to one side with seat and decked area beneath to enjoy the view. Compost area screened by trellis.
Services	Mains electricity, private water and drainage. Air source heat pump, PV panels and mechanical ventilation heat recovery. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8EA
Council Tax Band	G

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

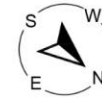
Tel. 01264 810702

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**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 = 340.8 sq m / 3668 sq ft
 Outbuilding = 79.6 sq m / 857 sq ft
 Total = 420.4 sq m / 4525 sq ft (Including Garage / Excluding Void)



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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		87
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	