

THE BRIDGE HOUSE, 4 FIFEHEAD MANOR

MIDDLE WALLOP, STOCKBRIDGE



EVANS & PARTRIDGE











THE BRIDGE HOUSE, 4 FIFEHEAD MANOR, MIDDLE WALLOP, STOCKBRIDGE SO20 8EE

**A MODERN HOUSE PROVIDING SPACIOUS, LIGHT AND AIRY ACCOMMODATION INCLUDING THREE DOUBLE BEDROOMS
WITH A WELL ENCLOSED PRIVATE GARDEN SECURELY SITUATED WITHIN A SMALL EXCLUSIVE DEVELOPMENT WITH
ACCESS TO MATURE COMMUNAL GARDENS WITH GATE TO COUNTRY WALKS.**

**EXCLUSIVE DEVELOPMENT SET BACK FROM THE ROAD
SET IN THE HEART OF THE WALLOPS
GARAGE/SMALL SHOP AND PUB IN CLOSE WALKING DISTANCE
STOCKBRIDGE HIGH STREET AND GRATELEY STATION WITHIN A SHORT DRIVE/CYCLE
OPEN PLAN LIVING
3 DOUBLE BEDROOMS - EN SUITE - BATHROOM**

GUIDE PRICE: £500,000 Freehold

DESCRIPTION

Bridge House is in the middle of a short terrace of three modern houses attractively designed to sit empathetically in the grounds of this fine manor house constructed of smooth render and part brick elevations beneath a slate roof with a well enclosed rear garden. The well proportioned accommodation extends to nearly 1,300 sq ft comprising reception hall and cloakroom, a good sized living room and open plan kitchen/breakfast room adjacent to a dining/entertaining area. On the first floor there are three double bedrooms one with en suite shower room as well as the main bathroom. The property stands in the grounds of Fifehead Manor and has the benefit of access to the mature communal gardens where a private gate gives access to footpaths and country walks leading to open fields in Over Wallop. There is an allocated off road parking space and extensive additional parking for residents or their visitors.

LOCATION

The property is situated in the grounds of Fifehead Manor a former 16th Century manor house converted in recent years into houses and flats. At the same time a handful of new houses were built including this property. Middle Wallop which has a garage, public house and recently renovated village hall. There is a primary school in Nether Wallop and the adjacent village of Over Wallop has a post office/store, church and public house. Stockbridge, a 10 minute drive away, offers a variety of shops, a post office, hotels and public houses, churches, a doctors surgery and primary and secondary schools. Andover has a mainline railway station providing fast services to Waterloo as well as Grateley (which is within 5 minutes drive). The cathedral cities of Salisbury and Winchester are both within about 25 minutes drive and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Entrance

Large slate covered entrance porch/veranda on whitewashed posts standing on brick plinths. Brick edged paved path to front entrance. Paved and gravelled area to side with space for bench and bins etc. Outside lantern style light. Exposed brick arch with glazed double doors beneath, leading into:

Reception Hall	Ceiling coving and downlighters. Turning staircase with balustrade to either side rising to the first floor. Fitted Stannah stairlift that can remain or be removed prior to completion to suit. Substantial tall glazed panels to side of stairwell to front aspect. Small pane glazed doors into living room. Further similar doors opening into open plan kitchen/breakfast room with separate dining area. Panelled door to:
Cloakroom	Generously proportioned. White suite comprising wall hung basin with mixer tap. Low level WC. Ceiling light point and extractor fan.
Living Room	A large and beautifully proportioned reception room. Ceiling coving and downlighters. Glazed door with full height glazed panels to either side opening on to the rear patio and overlooking the main garden. Door to deep understairs storage cupboard.
Kitchen/Breakfast Room	Open plan kitchen/breakfast room with separate dining area. Stainless steel 1½ bowl sink unit with mixer tap. Polished granite work surfaces with similar upstand and window sill. Wide granite topped peninsular with breakfast bar to one side. A range of Shaker style low level cupboards and doors with high level raised china display cabinets and low level open fronted wine racks. Integrated under counter oven and grill. Five ring LPG hob with decorative hood above concealing the extractor fan and light. Space for fridge/freezer. Further integrated under counter fridge and separate freezer. Space and plumbing for dishwasher, with space to side for washing machine. Cupboard housing Logik combi C30 LPG fired boiler. Ceramic tiled flooring. Ceiling coving and downlighters. Wide picture window overlooking the rear garden and glazed door to rear patio and garden. Full width opening to side of peninsular into:
Dining Area	Space for large table and dresser. Tall and wide window to front aspect. Ceiling coving and downlighters.
First Floor	L-shaped landing. Wide alcove with high Velux window to the front aspect. Space for bureau beneath. Loft hatch. Ceiling coving and downlighters. Door to deep linen cupboard with hanging rail and high level shelf. Further panelled doors to:
Principal Bedroom	Large double bedroom. Ceiling coving. Central pendant light point. Wide picture window overlooking the rear garden. Panelled door to:
En Suite Shower Room	White suite. Pedestal wash hand basin with mixer tap, glass sill and cupboard above. Low level WC. Sliding door into large tiled shower enclosure. Tiled walls. Heated towel rail. Shaver socket. Velux sky light. Downlighters. Extractor fan.
Bedroom 2	Double bedroom. Window to the front aspect. Ceiling coving. Pendant light point.
Bedroom 3	Double bedroom. Window overlooking the rear garden. Coving and pendant light point.
Main Bathroom	White suite. Pedestal wash hand basin with mixer tap, cupboard above. Panelled bath with mixer taps/handheld shower attachments. Low level WC. Heated towel rail. Shaver socket. Ceramic tiled flooring and walls. Downlighters. Extractor fan.
Outside	The property has the benefit of an off road parking space. There is plenty of additional parking for residents and guests. Brick edged paved paths dissecting communal lawns leading to the front entrance.

Agent's Note: The service/maintenance charge of the communal grounds and gardens is approximately £1800 per annum.

Rear Garden	Comprises a paved patio area with path leading to the rear corner boundary where there is a timber garden shed. Central lawn. Shrub border. Fenced boundaries.
Services	Calor gas heating, private drainage, mains water and electricity. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8EE
Council Tax	C

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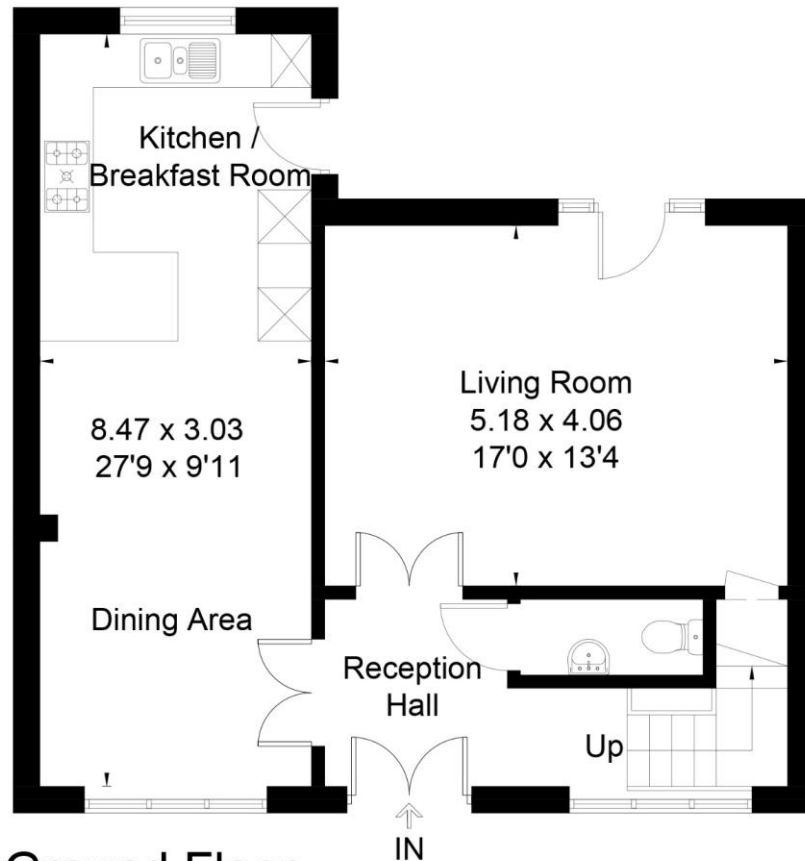
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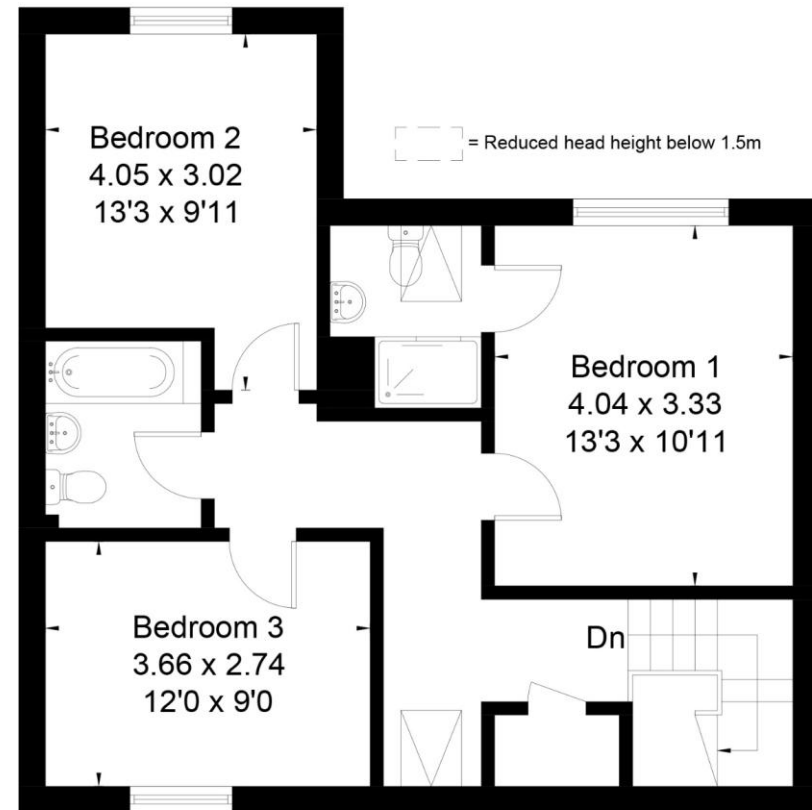
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Approximate Floor Area = 120.0 sq m / 1292 sq ft



Ground Floor



First Floor



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 #84416

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		93
B		
C		
D	64	
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		