



**EVANS & PARTRIDGE**

**2 BROCKHURST COTTAGES**  
**SALISBURY LANE, OVER WALLOP**























# **2 BROCKHURST COTTAGES, SALISBURY LANE, OVER WALLOP, HAMPSHIRE, SO20 8JH**

**A CHARMING AND SYMPATHETICALLY MODERNISED MID TERRACE GRADE II LISTED COTTAGE BELIEVED TO DATE BACK TO THE 1530S STANDING IN A SECLUDED GARDEN AND SITUATED IN THE HEART OF THE VILLAGE**

**STUNNING PRINCIPAL BEDROOM  
LARGE SITTING ROOM WITH AMPLE SPACE FOR ENTERTAINING  
UNDERFLOOR HEATING  
PRACTICAL BOOT ROOM/OFFICE  
GARDEN BORDERING A BROOK  
GARAGE AND OFF ROAD PARKING  
NICE VILLAGE LOCATION**

**OFFERS INVITED AROUND: £400,000 Freehold**

## **DESCRIPTION**

A deceptively spacious cottage, thought to be the central part of the original hall house (Grade II Listed), of mainly brick and lime mortar infilled timber framework elevations beneath a thatched roof. The charming and sympathetically modernised accommodation comprises of a large classic main reception room with attractive plaster infilled timber framework and exposed beams. Limestone flooring with underfloor heating and character open fireplace. There is a well appointed gallery kitchen and large boot room/office. To the first floor there is a very imposing principal bedroom with high vaulted ceiling and impressive timber framework and exposed beams. A second bedroom and bathroom conclude the accommodation on the first floor. The cottage enjoys a good-sized front garden which borders the Wallop Brook, landscaped rear garden with access to a single garage and off road parking. This property benefits from a recently installed oil fired central heating system and has been tastefully yet sympathetically restored throughout.

## **LOCATION**

This property is situated in the village of Over Wallop (renowned for its many period houses and cottages) which has a post office/store, church, public house, a recreation ground with tennis court, active football and cricket club. 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 5 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 with a 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.

<b>Entrance Porch</b>	Thatched roof. Single pane glazed front door leads into:
<b>Main Sitting Room</b>	A large classic reception room. Attractive lime plaster infilled timber framework. Limestone flooring with underfloor heating. Low level exposed flint work. Casement windows to front and rear aspects. Ceiling mounted lighting. Open fireplace with raised tile hearth and oak beam above. Potential provision for log burning stove (subject to necessary installation). Ledged and braced doors leading into:
<b>Fitted Kitchen</b>	Shaker style fitted kitchen with butcher's block work surfaces. Porcelain butler sink with decorative mixer tap, oak/tile splashback. Provision for range stove cooker. Recess and plumbing for washing machine. Recess for fridge freezer. Ceiling mounted lights and power. Exposed framework with flint coursework. Limestone flooring. Double french casement window overlooking the front garden.
<b>Boot Room/Office</b>	Limestone flooring. Timber door leading to storm porch and rear garden. Window to rear aspect. Light and power. Bespoke Fitted storage under staircase with T & G panelling providing versatile storage. Staircase to the first floor.
<b>First Floor/Landing</b>	Bespoke oak staircase. Vaulted ceiling with lime plaster infilled timber framework to either side of staircase. Provision for chandelier. Ledged and braced doors leading to principal bedroom, bedroom 2 and bathroom. Mains smoke alarm, lights and power.
<b>Principal Bedroom</b>	Imposing principal bedroom with vaulted ceiling and impressive exposed oak queen post trusses, purlins, and wind braces. Lime plaster infilled timber framework. Provision for chandeliers. Benefits from windows to both aspects. Double aspect to front and rear garden. Light and power. Radiator.
<b>Bedroom 2</b>	Window to rear garden. Lime plaster infilled timber framework. Radiator. Light and power points.
<b>Bathroom</b>	Partially glazed ledged and brace door. Wood effect LV flooring. Lime plaster infilled timber framework. Roll topped wrought iron bath with shower head mixer tap. Close coupled WC. Basin on marble topped pedestal with cupboards beneath. Radiator. Window to front aspect overlooking garden. Loft hatch. Pendant light point.
<b>Front Garden</b>	Attractive front garden mainly laid to lawn. An established Laurel hedge to side aspect and timber fence with views over Wallop Brook Chalk Stream. Note: pedestrian access only to front door. There is a gravel driveway off Salisbury Lane with parking provision for one vehicle which is in front of the garage.
<b>Rear Garden</b>	Attractive Sandstone paving with decorative brick and sleeper retaining walls. Timber fence to rear and side aspect. A varied selection of herbaceous, perennial plants and shrubs. Pergola.



<b>Single Garage</b>	Gravelled drive with parking leads to garage. Up and over door. Personnel door provides access through the garage to the rear garden and boot room at the rear of the property. Provision for light and power (currently not connected).
<b>Agent's Note</b>	It has been advised that the property will need re-thatching in the next 24 months (quote has been obtained).
<b>Services</b>	Oil fired central heating, shared 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.
<b>Directions</b>	SO20 8JH
<b>Council Tax</b>	E

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

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**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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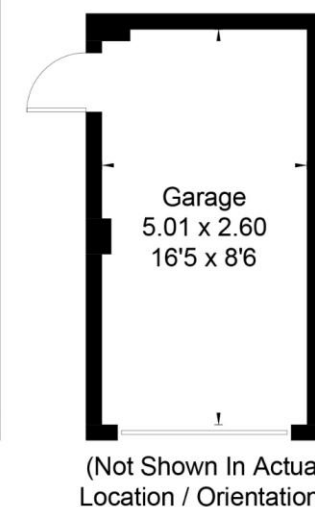
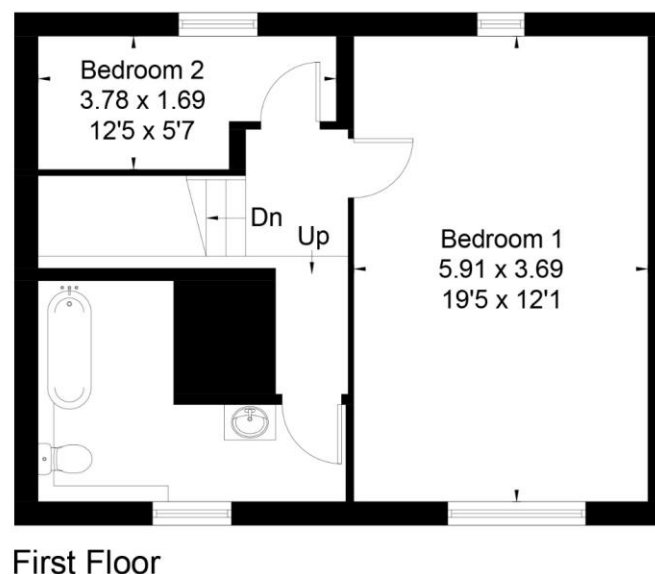
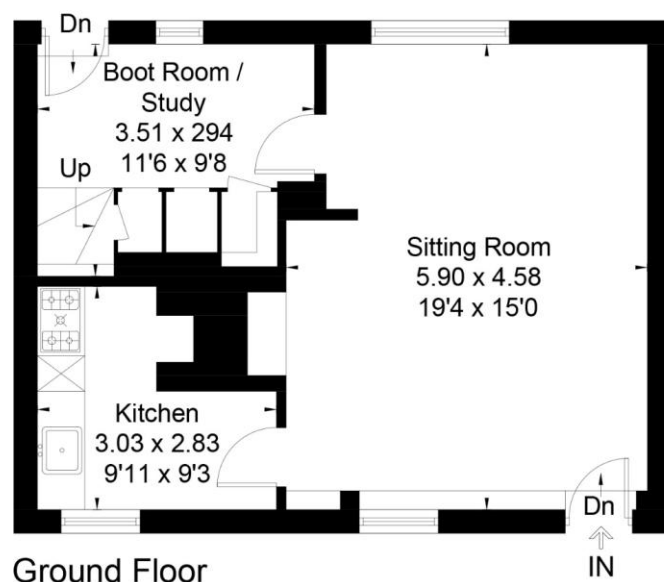
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Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**



Approximate Floor Area = 91.4 sq m / 984 sq ft  
 Garage = 13.0 sq m / 140 sq ft  
 Total = 104.4 sq m / 1124 sq ft



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 #84844

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England, Scotland & Wales		48	81

EU Directive 2002/91/EC