

2 PICCADILLY COTTAGES, OVER WALLOP STOCKBRIDGE, HAMPSHIRE



EVANS & PARTRIDGE











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**A CHARMING PERIOD COTTAGE THAT HAS BEEN SYMPATHETICALLY RESTORED AND MODERNISED FULL OF CHARACTER
AND WITH A BEAUTIFUL COTTAGE GARDEN IN A TUCKED AWAY POSITION SET BACK FROM THE ROAD**

**SITTING ROOM WITH OPEN INGLENOOK FIREPLACE
KITCHEN / DINING ROOM
THREE BEDROOMS - BATHROOM - SHOWER ROOM
GROUND FLOOR CLOAKROOM AND PORCH
WELL STOCKED COTTAGE GARDEN
AMPLE PARKING
A SHORT DRIVE FROM GRATELEY MAINLINE RAILWAY STATION**

GUIDE PRICE: £425,000 Freehold

DESCRIPTION

A beautiful terraced cottage that is set back from the lane off a private drive serving a handful of properties with the benefit of off-road parking and a charming well stocked cottage garden. The cottage is constructed of smooth rendered elevations beneath a clay tile roof. Internally, the property has been lovingly restored and is steeped in character and has beautiful period features.

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 and public house. The neighbouring village of Middle Wallop has a garage/shop and public house and village hall. There is a primary school 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.

ACCOMMODATION

Approach

Slate and brick paved path leads to:

Entrance Porch

Open fronted with timber frame and clad elevations standing on brick plinths. Stone and blocked paved flooring. Vaulted ceiling. Overhead lantern style light. Panelled front door leads into:

Entrance Hall	Flagstone flooring. T&G panelling to one wall with coat hooks. LED ceiling downlighters. Wide opening into sitting room. Pitch pine latch door into:
Cloakroom	Wall hung wash hand basin with tiled splashback. Obscure glazed window to front aspect with deep quarry tile display sill. Low level WC, double cupboard above housing the meter and fuse box. LED downlighter. Flagstone flooring. Decorative T&G panelling to one wall.
Sitting Room	Beautiful central Inglenook fireplace with raised brick edged hearth all beneath exposed beam. Heavy exposed central ceiling timber and joists with lime plaster between. Large low window enjoying views over the main garden with oak sill/window seat. Further large window to rear aspect also with rustic oak sill. Solid oak flooring. Wall light points. Oak latch door conceals staircase rising to first floor. Pitch pine stable style latch door into:
Kitchen / Dining Room	Belfast style ceramic sink unit with central mixer tap, oak block work surfaces and similar upstand. A range of pastel colour washed low level cupboards and drawers. Integrated fridge, integrated washing machine and slimline integrated dishwasher. Oil fired Rayburn, two ovens and traditional double hob with exposed flue (also provides heating). Sheila Maid above. Pendant light points. Windows to front and rear aspect. Exposed ceiling beam. Exposed framework and brick panels to one wall. Flagstone flooring throughout. Space for dining table and dresser.
First Floor	.
First Floor Landing	Balustrade overlooking stairwell. Exposed ceiling beams. Conservation skylight. Solid oak flooring. LED downlighters. Doors to bedroom 1, bedroom 2 and shower room. Paddle staircase rising to second floor landing.
Bedroom 1	L-shaped double bedroom. Feature fireplace with stone hearth and oak beam above (not in use). Cottage style window overlooking the attractively landscaped main garden. Wide exposed floorboards. Beautiful exposed framework to one wall with lime plastered panels between. Heavy exposed ceiling beam. Corner cupboard housing hot water cylinder with airing shelf above. Traditionally styled radiator.
Bedroom 2	Double bedroom. Wide window overlooking the main garden. Exposed ceiling beam. Attractive exposed framework to one wall with lime plaster panels between.
Shower Room	Buckingham white pedestal wash hand basin with Travertine tiled splashback. Low level WC to one side. Generously proportioned curved glass/tiled shower enclosure with mixer shower. Solid oak flooring. Obscure glazed window to front aspect with deep oak sill. LED downlighter. Extractor fan. Beams.
Second Floor	Provides a third bedroom suite with exposed framework including low collar beams that you need to duck beneath and skieiling ceilings.
Bedroom 3	Space for double bed between framework. Vaulted ceiling. Wall light points. Conservation skylight to rear and front aspects. Access to loft space.
Bathroom	Buckingham pedestal wash hand basin. Low level WC. Four claw roll top bath with central mixer tap. Vaulted ceiling. Conservation light to rear aspect. High cupboard. Wall lights.

Outside	The property is tucked away and set well back from the lane off a long gravel track serving a handful of characterful homes. Wide gravel parking area with space for three to four cars. Herbaceous border to one side and fencing to the boundary. A picket gate, beneath a pergola, leads into the main garden; extending to the front of the cottage, meandering block paved and slate path leads to the front entrance. Wide shingle borders extend to either side with Topiary specimen trees and bushes. Flint edged Beech hedging. Log store. Seating area. Fabulous, well stocked, borders leading to small seating areas, a circular brick well feature and an abundance of shrubs and flowers
Services	Mains water, shared private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8HP
Council Tax	C

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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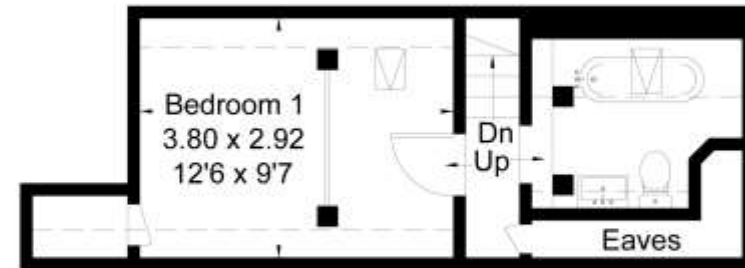
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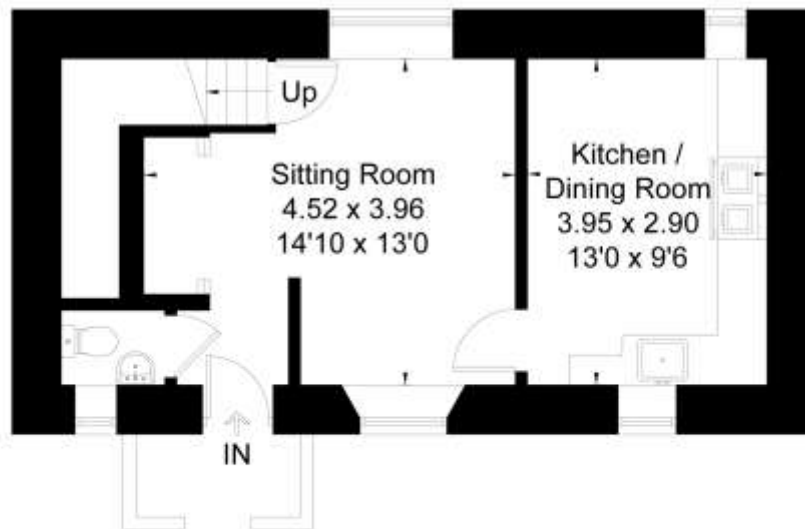
**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 89.9 sq m / 968 sq ft (Excluding Void)

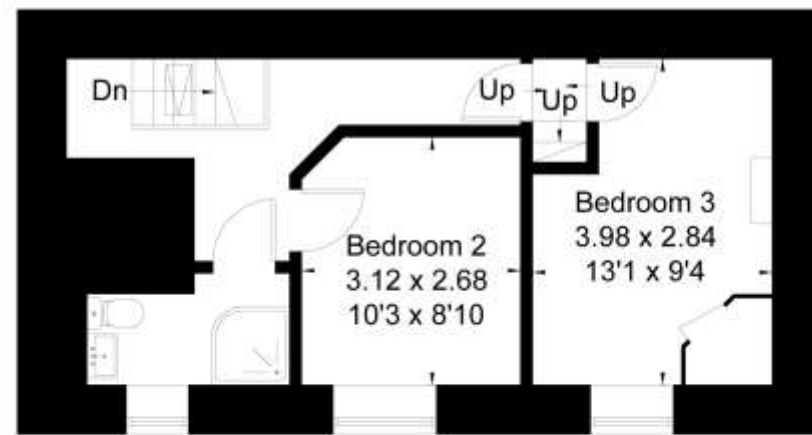


Second Floor

Reduced head height below 1.5m



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 #93437

