



EVANS & PARTRIDGE

4 SUDDERN COTTAGES
OVER WALLOP, STOCKBRIDGE















4 SUDDERN COTTAGES, OVER WALLOP, STOCKBRIDGE, HAMPSHIRE SO20 8JJ

AN ATTRACTIVE AND SURPRISINGLY SPACIOUS FOUR BEDROOM FAMILY HOUSE WITH TWO RECEPTION ROOMS A KITCHEN / BREAKFAST ROOM AND LANDSCAPED GARDEN SITUATED ON THE EDGE OF THE VILLAGE NEAR PLAYING FIELDS AND FOOTPATHS.

SECLUDED COURTYARD SETTING
PRIVATE LANDSCAPED GARDEN
GARAGE AND PARKING
DOUBLE HEIGHT HALL AND CLOAKROOM
TWO RECEPTION ROOMS AND KITCHEN / BREAKFAST ROOM
FOUR BEDROOMS - EN SUITE - BATHROOM

OFFERS INVITED AROUND: £475.000 Freehold

DESCRIPTION

A large terrace family house with character, constructed of brick elevations beneath a slate roof with the benefit of a separate garage and off road parking. The characterful accommodation includes a double height reception hall with full height glazing to the front aspect, inner hall and cloakroom, living room with log burning stove and separate family room both with doors onto the rear garden. There is a kitchen/breakfast room with utility area. On the first floor there is a principal bedroom with en suite, two further bedrooms and a family bathroom. The fourth bedroom is situated in the main part of the loft with rear facing Velux. Outside there is an attractive landscaped rear garden with summerhouse ornamental pond and covered seating area.

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 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.

ACCOMMODATION

Approach	Stepping stone and gravel path to entrance.
Outside	Lantern style light. Hardwood/glazed door into:

Reception Hall	Featuring double height ceiling and turning staircase rising to galleried landing above. Full height glazing to front aspect. Oak effect flooring. Wall and ceiling spotlights. Two steps descend to:
Inner Hall	Oak effect flooring continues. Deep useful recess beneath the staircase with coat hooks. Downlighter. Small pane obscure glazed door to living room. Similar door to kitchen/breakfast room and panelled door to:
Cloakroom	White suite, wash hand basin, low level WC. Ceiling light. Extractor fan.
Living Room	A large reception room with an attractive open fireplace at one end housing cast iron log burning stove with raised granite hearth and floating oak beam above. Deep recesses to either side of the chimney breast one with full height book/display shelving and low level corner media shelf. Oak effect flooring. Glazed double doors with similar glazed panel to side, opening onto the rear terrace and overlooking the rear garden. Ceiling light points. Small pane obscure glazed double doors open into:
Family Room	Or potential formal dining room. Wide glazing to rear wall with double doors opening onto the terrace and main garden. Coir mat at threshold. Oak effect flooring. Downlighters.
Kitchen / Breakfast Room	Ceramic twin bowl sink unit with mixer tap, long oak block work surfaces with tiled splashbacks and window sills. A range of Shaker style high and low level cupboards and drawers. Full height larder/pantry cupboards. Cupboard housing oil fired boiler. Free standing Kenwood cooker: large oven, separate grill and four ring ceramic hob, extractor fan and light above. Integrated dishwasher. Space for American style fridge freezer. Space for family breakfast table. Ceramic tiled flooring. Two windows to the front aspect. Spotlights. Wide alcove/utility area: oak block work surface with recess and plumbing beneath for washing machine also vent for dryer, shelf above and fuse box.
<u>First Floor</u>	
Landing	Including gallery area overlooking reception hall and front glazing. Loft hatch. Exposed ceiling beams. Light. Turning staircase rising to second floor. Airing cupboard doors to:
Principal Bedroom	A generous double bedroom with wardrobes to one wall. Exposed timber. Spotlights. Large picture window overlooking the landscaped rear garden and pond. Alcove with display shelf. Opening to side of wardrobes to a short passage with deep L-shaped wardrobe and further door to:
En Suite	Wide ceramic wash hand basin on pine washstand. Tiled splashback. Mirror fronted cabinet above with striplight over and shaver socket to one side. Low level WC. Large curved glass fronted shower enclosure with mixer shower. Towel radiator. Low level decorative panelling. Ceiling light point. Extractor fan. Window.
Bedroom 2	Double bedroom with exposed ceiling beam. Window to rear aspect. Spotlights. Cupboard extending beneath staircase.
Bedroom 3	Single bedroom. Curved alcove beneath staircase. Window to front aspect. Exposed beam and shelving.

Family Bathroom	Panelled bath with tiled sill to one end, wall mounted shower to opposite end and glass screen. Pedestal wash hand basin with tiled splashback. Striplight above. Low level WC. Ceiling light point. Extractor. Obscure glazed window.
<u>Second Floor</u>	
Small Landing	Balustrade to side. Natural light well. Spotlights and panelled door into:
Bedroom 4	Skeiling ceilings and large Velux skylight to rear aspect. Space for double bed and desk. Deep alcove and eaves storage cupboards.
Outside	The property is situated in an attractive horseshoe shaped courtyard with central well kept communal and private garden area. Curved block paved approach. Stepping stone and gravelled areas leading to front entrance - space for pots.
Main Rear Garden	Comprising full width paved terrace screened to either side by tall brick walls. Timber frame covered seating area. Raised sun deck. Sleeper retained gravel beds and central paved steps rising to main lawn. Ornamental pond with pumped waterfall to one side. Herbaceous borders, Bay bush, Rosemary and ornamental Bamboo, shrubs and specimen trees. Large summerhouse/home office to rear boundary. Gate to rear of garden leading round to the parking and garage.
Parking / Garage	The property has an off road parking space and brick garage/workshop. Additional parking and guest parking surrounding.
Services	Electricity, mains water, private drainage, oil heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge. Management Service Charge: £150 pa.
Directions	SO20 8JJ
Council Tax	E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

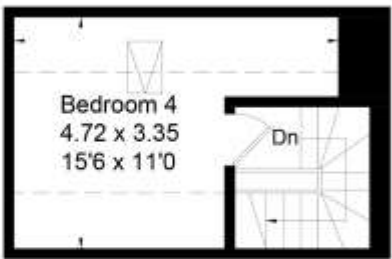
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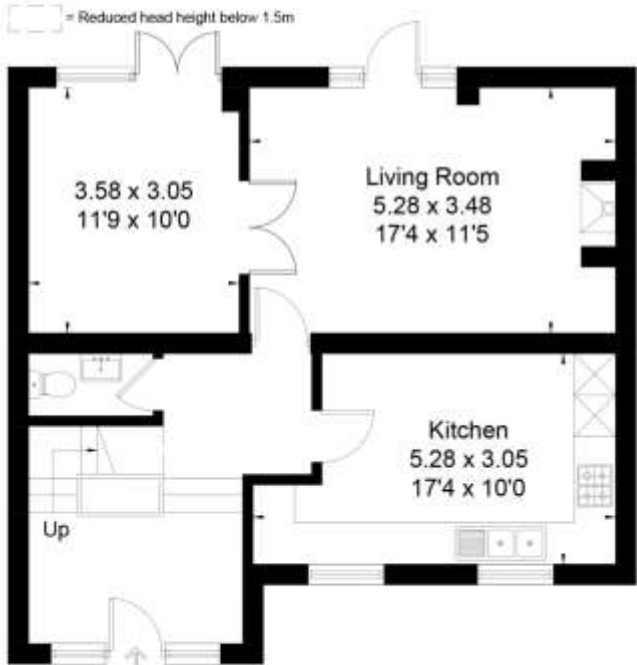
Approximate Floor Area = 134.6 sq m / 1449 sq ft
Outbuildings = 20.0 sq m / 215 sq ft
Total = 154.6 sq m / 1664 sq ft
(Including Garage / Excluding Void)



Second Floor



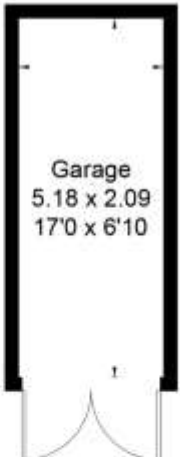
(Not Shown In Actual Location / Orientation)



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 #87527

