

# TARA, HOLLOM DOWN

LOPCOMBE, SALISBURY



**EVANS & PARTRIDGE**





















# **TARA, HOLLON DOWN, LOPCOMBE, SALISBURY, HAMPSHIRE SP5 1BP**

**A DETACHED BUNGALOW WITH GARDENS, GROUNDS, WORKSHOPS, PORTAL FRAMED BARN, OUTBUILDINGS AND Paddock. LAND IN ALL AMOUNTING TO ABOUT 3.2 ACRES IN A SEMI-RURAL SETTING ON THE HAMPSHIRE/WILTSHIRE BORDER BETWEEN STOCKBRIDGE AND SALISBURY.**

**ENTRANCE PORCH / INNER HALLWAY / SITTING ROOM / DINING ROOM  
KITCHEN / UTILITY ROOM / CONSERVATORY  
TWO BEDROOMS / BATHROOM**

**ANCILLARY - LARGE WORKSHOP OF OVER 40 METRES IN LENGTH - THREE BAY PORTAL BARN  
COMPREHENSIVE NUMBER OF OUTBUILDINGS – GARDEN, GROUNDS AND Paddock EXTENDING TO OVER 3 ACRES**

**OFFERS INVITED AROUND: £725,000 Freehold**

## **DESCRIPTION**

A detached bungalow thought to have been built in the 1970's with brick elevations under a tiled roof. With the benefit of double glazing and oil fired central heating. Outside there is a large workshop (formally an Officer's Mess during World War I) with mixed use "part commercial". Large three bay portal barn plus a comprehensive number of outbuildings. There is good vehicle access to the property plus access to the paddock via a separate entrance which is accessed via Hollon Down Road. There is about 3.2 acres of garden/grounds and paddock.

## **LOCATION**

The property is located in a semi rural area close to the Hampshire/Wiltshire border between the cathedral cities of Winchester and Salisbury, and some six miles from the picturesque town of Stockbridge. Local facilities including Post Offices, public houses, primary schools and churches can be found in the neighbouring villages of Broughton and The Wallops in Hampshire and Middle Winterslow in Wiltshire. Salisbury and Andover offer a more comprehensive range of shopping, educational and leisure amenities, as well as mainline railway station providing fast services to London. (There is also a railway station at Grateley, within about ten minutes' drive). The A303 is close at hand allowing convenient access to London and the West Country.

## **ACCOMMODATION**

UPVC part obscure glazed door leads into:

### **Entrance Porch**

A large enclosed area with wide windows to the front aspect. Ceiling light point. An open fronted store room internal timber/decorative obscure glazed door leads into:

<b>Inner Hall</b>	T-shaped. Pendant light point. Airing cupboard, cloaks cupboard and doors to:
<b>Living Room</b>	A generously proportioned main reception room with wide glazed sliding door, similar glazed panel to one side opening onto a rear patio with views over the garden, paddock and toward countryside beyond. Open fireplace to one end of the room with log burning stove standing on polished granite hearth. Shelving to either side of chimney breast. Wall light points.
<b>Dining Room</b>	Window to rear aspect. Pendant light point.
<b>Kitchen</b>	Horseshoe shaped work surface with a range of high and low level cupboards and drawers. Tiled splashbacks, stainless steel sink with mixer tap and drainers to either side. Picture window to rear aspect. Fluorescent strip lighting. Free standing cooker, double oven with four ring hob above and glass splashback. Open door into:
<b>Utility</b>	Long roll top work surface, stainless steel sink with mixer taps and drainer, double cupboard beneath. Recesses to either side for appliances and tiled splashback. Oil fired boiler, coat hooks. Window to side aspect. Loft hatch, striplight, fuse box and meter. UPVC/glazed door to lean-to greenhouse/summer seating area.
<b>Bedroom 1</b>	Large double bedroom. Picture window to front aspect. Central pendant light point. Built-in double wardrobe cupboard.
<b>Bedroom 2</b>	Window to side aspect. Pendant light point.
<b>Bathroom</b>	Well fitted. Pine washstand with ceramic basin, double cupboard beneath and mirror fronted cabinet above, tiled splashback. Panelled bath with mixer tap/handheld shower attachment to one end, bidet, low level WC and corner shower cubicle. Obscure glazed window. LED downlighters.
<b>Lean-To Greenhouse / Summer Seating Area</b>	Aluminium frame and glazed with sliding doors at either end opening onto patio and garden. An impressive mature grape vine spans the ceiling twice.
<b>Outside</b>	Wide splayed access off track. Hedging and wrought iron reveals to five bar gate to long stone edged tarmac drive. Hedge and lawned areas to either side widen to the front of the bungalow to provide parking. To one side of the driveway there is a large level lawned area, a substantial garden shed, the septic tank and a mature Silver Birch tree. To the opposite side there is a long brick and block building dating back to the First World War when the first section was used as the Officer's Mess. Currently this front section has commercial use and has been used as a workshop. The rear of the building extends beyond the bungalow and has residential use ancillary to the bungalow providing comprehensive storage and offering potential for ancillary accommodation.
<b>Rear Garden</b>	Large level and laid to lawn with far reaching views over the paddock and beyond. Main concrete patio outside living room with low decorative screen block walling. Bay tree with rockery surround, shrubs, fencing and hedging to boundaries. Gravel hardstanding to the rear of the outbuilding to the far side of this long outbuilding there is a further strip of lawn from where far reaching views are enjoyed to the east over rolling Hampshire countryside. The paddock is level and laid to grass interspersed by a mixture of deciduous trees. Post and wire fencing to the boundaries. A line of Conifers to the southern and eastern corner. To the far eastern boundary there is a steel portal three bay outbuilding, two open bays, one enclosed. Bore hole (not yet connected). Office, corrugated garage and store. Separate wide steel gate onto Hollom Down Road providing excellent access.



<b>Services</b>	Mains water and electricity. Private drainage. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Agent's Note</b>	The property offers great scope and potential (subject to obtaining all necessary consents).
<b>Directions</b>	SP5 1BP
<b>Council Tax</b>	D

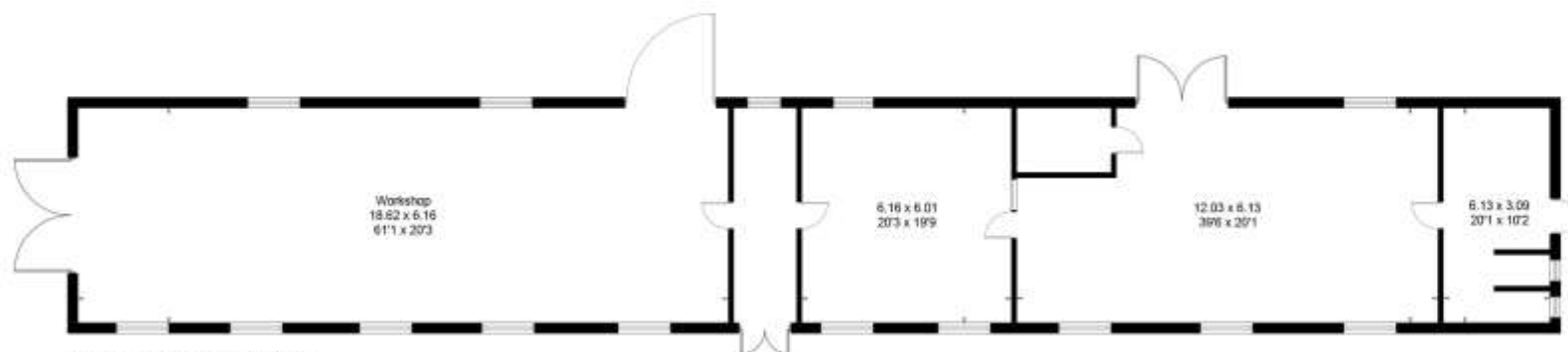
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Approximate Floor Area = 113.9 sq m / 1226 sq ft  
 Outbuildings = 319.9 sq m / 3443 sq ft  
 Total = 433.8 sq m / 4669 sq ft  
 (Excluding Shed / Open Area)



(Not Shown In Actual Location / Orientation)

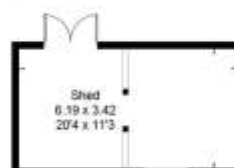
Bedroom height below 1.5m



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Outbuilding - Ground Floor



Outbuilding - Loft Space



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 #87897

