



**EVANS & PARTRIDGE**

**29 FINE ACRES RISE**  
**OVER WALLOP, STOCKBRIDGE**



















# 29 FINE ACRES RISE, OVER WALLOP, STOCKBRIDGE, HAMPSHIRE SO20 8DL

**A WELL PRESENTED DETACHED FAMILY HOUSE WITH COUNTRY VIEWS TO THE FRONT AND A SOUTHERLY FACING REAR GARDEN, SITUATED ON THE EDGE OF THE VILLAGE AND IDEALLY LOCATED FOR COMMUTERS GRATELEY MAINLINE RAILWAY STATION ONLY A FIVE MINUTE DRIVE AWAY**

**RECEPTION HALL - CLOAKROOM - LIVING ROOM  
KITCHEN / BREAKFAST ROOM WITH FAMILY DINING AREA - UTILITY / BOILER ROOM  
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM - GUEST BEDROOM WITH EN SUITE SHOWER ROOM  
TWO FURTHER DOUBLE BEDROOMS - FAMILY BATHROOM  
GARAGE / WORKSHOP - GENEROUS OFF ROAD PARKING  
WELL ENCLOSED SOUTHERLY FACING REAR GARDEN**

**OFFERS INVITED AROUND: £625,000 Freehold**

## **DESCRIPTION**

A modern detached family house constructed of brick elevations beneath a tiled roof with the benefit of UPVC double glazing, LPG fired central heating (central site feed with individual metered supply). The property is beautifully presented and comprises a reception hall with cloakroom and double doors leading into a dual aspect living room with sliding patio door into the rear garden. The large open plan kitchen/breakfast room has a central island, granite work surfaces, Neff integrated appliances and adjoining family dining area with patio door also leading into the garden, and a separate utility/boiler room. To the first floor, off a central landing, there is a principal bedroom with en suite shower room, guest bedroom also with en suite shower room, two further double bedrooms and family bathroom. Outside, the property benefits from a garage/workshop and generous parking as well as attractive views over the adjoining countryside. The rear garden is attractively landscaped, well enclosed and benefits from a southerly aspect.

## **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 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, restaurants and coffee shops. 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 20 minutes drive and the A303 is close at hand allowing convenient access to London and the West Country.

## **ACCOMMODATION**

<b>Porch</b>	Tall, tiled roof standing on oak posts on decorative brick piers. Overhead light, door with high level obscure glazed panel and obscure glazed windows to either side which lead into:
<b>Reception Hall</b>	Limed oak effect flooring. LED downlighters. Oak/glazed double doors into:

<b>Living Room</b>	Half glazed oak door into open plan kitchen/breakfast room with adjoining dining area and oak panelled doors to cloakroom and a deep cloaks cupboard. Turning staircase with exposed balustrade to one side rises to the first floor.
<b>Cloakroom</b>	White suite. Wash hand basin with cupboard beneath, corner mixer tap and large mirror above. Low level WC with metro tiling behind. Chrome towel radiator. Limed oak effect flooring. LED downlighter. Extractor fan.
<b>Living Room</b>	Generously proportioned and dual aspect. Wide picture window to the front aspect affords far reaching views over farmland and countryside. Sliding glazed patio door with similar glazed panel to one side opening out and overlooking the rear patio and main garden. Two pendant light points. Corner downlighters.
<b><u>Open Plan Kitchen / Breakfast Room with adjoining Dining Area</u></b>	
<b>Kitchen / Breakfast Room</b>	Stainless Steel 1½ bowl sink unit with polished granite drainer and central mixer tap. Long polished granite work surfaces with similar upstand. Central granite topped island with curved breakfast bar to one side and a range of cupboards and drawers to opposite side, pendant light points above. A further range of high and low level cupboards and drawers with deep pan drawers. Integrated fridge and freezer, integrated dishwasher, integrated Neff double oven with grill, four zone induction hob with polished granite splashback and curved glass/ stainless steel hood over with extractor fan and light. LED downlighters. Limed oak flooring. Picture window to front aspect providing far reaching views. Openings to either side of island into:
<b>Dining Area</b>	Space for table with pendant light points above. Further surrounding LED downlighters. Limed oak effect flooring continues. Sliding glazed patio door with similar panel to side opening onto the rear garden. Oak panelled door into:
<b>Utility</b>	L-shaped roll top work surface with similar upstand, low level cupboard, inset stainless steel sink unit with mixer tap and drainer. Recess and plumbing for washing machine, with space to side for dryer. Wall mounted Valant LPG fired boiler. Door into deep broom cupboard with light, shelving and housing fuse box. Window overlooking rear garden and half glazed door to outside. LED downlighter, extractor fan and limed oak effect flooring.
<b>First Floor</b>	Landing with balustrade overlooking stairwell. Loft hatch. LED downlighters and doors to:
<b>Principal Bedroom</b>	Double bedroom. Picture window overlooking the landscaped rear garden. LED downlighters and sliding mirror fronted doors conceal wardrobes. Further door into:
<b>En Suite Shower Room</b>	Generously proportioned. White suite. Wide ceramic basin with central mixer tap, two large drawers beneath, low level WC to one side with concealed cistern. Wide tiled display sill above, electric mirror and shaver socket to one end. Sliding glass doors into long walk-in wet area with overhead and handheld shower attachment, tiled flooring, part tiled walls. Tall chrome towel radiator. Window. LED downlighters. Extractor fan.
<b>Bedroom 2</b>	Double bedroom. Picture window to front aspect with glorious views toward farmland. LED downlighters. Mirror fronted sliding doors conceal built-in wardrobes. Door to:



<b>En Suite Shower Room</b>	White suite. Wash hand basin with corner mixer tap, cupboard beneath, mirror and shaver socket above. Low level WC. Sliding door into large tiled shower enclosure with electric Aqualisa shower, tiled flooring, part tiled walls. Chrome towel radiator, LED downlighters, extractor fan.
<b>Bedroom 3</b>	Double bedroom. Picture window overlooking the rear garden. LED downlighters.
<b>Bedroom 4</b>	L-shaped double bedroom. Picture window to front aspect with far reaching views. Oak effect flooring. LED downlighters
<b>Family Bathroom</b>	White suite. Panelled bath with mixer tap/handheld shower attachment to one end. Textured tiled surround, ceramic wash hand basin with mixer tap, two drawers beneath. Low level WC, deep tiled display sill. Tall chrome towel radiator, mirror and shaver socket. Tiled flooring, part tiled walls, obscure glazed windows, LED downlighter, extractor fan.
<b><u>Outside</u></b>	
<b>Front Garden</b>	The property benefits from an excellent position within the close at the end of a long gravelled track with no passing traffic. Considerable gravel parking extends to the front and one side of the house with space to park six vehicles. Access to front entrance porch and detached garage/workshop. Paved path to front entrance with shrub border to side. Lawn area enclosed dwarf Yew hedging. Close boarded fencing on low brick walling to side boundary. Close boarded fencing to opposite boundary with parking, shrubs and Yew trees to front.
<b>Garage / Workshop</b>	Constructed of brick elevations beneath tiled roof. Up and over door to front. Light and power connected.  Timber gate between the house and garage leads onto a path opening into:
<b>Main Rear Garden</b>	(Southerly facing) Paved terrace area to the rear of the house with wide gravel border and three raised vegetable beds. The garden has been attractively landscaped, laid mainly to level lawn. Wide border to side with topiary Buxus balls, flowers, grasses and three ornamental Birch trees. To the opposite side there is a small decked area with colourful flower border, specimen tree, compost area, curved Hornbeam hedge. The garden is well screened on all sides by tall close boarded fencing. Outside power points and tap. Small garden shed.
<b>Services</b>	Mains water, electricity and drainage. LPG fired boiler. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Agent's Note</b>	Communal maintenance charge £800 approx.
<b>Directions</b>	SO20 8DL
<b>Council Tax</b>	F

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

**Tel. 01264 810702**

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

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

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



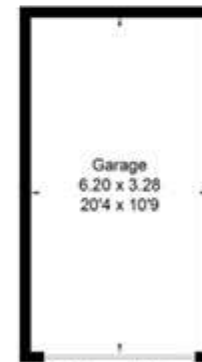
Approximate Area = 132.4 sq m / 1425 sq ft  
 Garage = 20.3 sq m / 218 sq ft  
 Total = 152.7 sq m / 1643 sq ft



First Floor



Ground Floor



(Not Shown In Actual  
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 286887

