



**EVANS & PARTRIDGE**

**HATCHETTS FARMHOUSE, NETHER WALLOP**  
**STOCKBRIDGE, HAMPSHIRE**





























# HATCHETTS FARMHOUSE, NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE SO20 8EL

**AN OUTSTANDING DETACHED WELL PRESENTED AND APPOINTED HOME WITH CHARACTERFUL ACCOMMODATION  
TOGETHER WITH AN ATTRACTIVE OUTBUILDING COMPRISING CAR BARN AND LARGE ROOM ABOVE ALL WITHIN A  
STUNNING SECLUDED AND BEAUTIFULLY LANDSCAPED GARDEN**

**QUIET EDGE OF VILLAGE SETTING  
A SHORT DRIVE TO GRATELEY MAINLINE RAILWAY STATION  
STUNNING PRIVATE GARDENS  
DIRECT ACCESS TO FOOTPATH  
AN OUTSTANDINGLY PRESENTED HOME  
IMMENSE CHARACTER AND IN EXCELLENT CONDITION**

**OFFERS INVITED AROUND: £935,000 Freehold**

## **DESCRIPTION**

A fine detached Grade II Listed period cottage sitting on the edge of the village, featuring a magnificent mature landscaped garden which enjoys great privacy. Gates from the lane give access to a large gravel parking area and a small cob barn comprising a useful large garage/workshop with an excellent triple aspect room above, ideal for those who work from home, as a hobby studio, or potential accommodation. The accommodation within the main house is not only steeped in character but has been tastefully and sympathetically modernised to an excellent standard. In 2018 the thatch was fully replaced and a high quality hand-built kitchen and cloakroom/laundry was installed, as well as new Limestone flooring throughout much of the ground floor. A new fuse box was installed in 2023 plus a new, external, oil fired boiler in 2024 with a 10 year guarantee.

## **LOCATION**

The property is situated in the village of Nether Wallop which has a primary school, church and village hall. Over Wallop has a shop/post office, church and public house. Middle Wallop has a garage/store, public house and village hall. There is also an excellent garage/store in nearby Kentsboro. Just a short distance away is Danebury Iron Age Fort. The picturesque town of Stockbridge is within 5 miles; Salisbury, Winchester and Andover are all within a 20 minutes drive and offer a comprehensive range of shopping, educational and leisure facilities, as well as mainline railway stations providing fast services to Waterloo in about 1 hour and 15 minutes. There is also a mainline railway station in nearby Grateley which has excellent car parking and frequent trains to Waterloo. Basingstoke is also within a 30 minute drive, the A303 is also close at hand allowing convenient access to London and the West Country.

## **ACCOMMODATION**

### **Entrance**

Part small pane glazed door into:

### **Reception Hall**

Limestone flooring. Stained glass window to front aspect with deep polished granite display sill. Downlighters. Space for bench and coat hooks above. Open doorway and step descending into kitchen. White washed latch doors to study and cloakroom.



<b>Cloakroom / Laundry</b>	Polished quartz worktop with similar upstand. Inset ceramic Belfast style sink and mixer tap, double cupboard beneath, recess to one side with plumbing for washing machine. Low level WC. Limestone flooring. Obscure glazed window to side aspect with deep polished quartz sill. Wall light.
<b>Study</b>	Wide cottage window to rear aspect overlooking part of the main terrace. Extensive book/display shelving. Limestone flooring. Central ceiling light point.
<b>Kitchen</b>	Well appointed and hand-built by a local craftsman. Deep ceramic Belfast style sink unit with central mixer tap and polished quartz drainer to one side. Polished quartz work surfaces with similar upstand and window sills. A range of pastel colour washed low level cupboards and drawers incorporating a number of deep pan drawers. Everhot range comprising two large ovens, large hot plate and smaller two ring induction beneath brushed steel lids. Integrated dishwasher. High level corner shelving. Window to rear aspect with views down the main garden. Further smaller window to front aspect. Downlighters. Opening through exposed framework into:
<b>Dining Room</b>	Exposed ceiling beams and timbers. Attractive small pane picture window to front aspect surrounded by Wisteria and roses. Part small pane glazed door to porch, terrace and garden. Further window overlooking the main garden. Exposed framework to one wall. Open recess/former fireplace with useful built-in cupboards to either side. Limestone flooring. Wall and pendant light points. Step down and curtain screened front door. Internal Oak ledged and braced latch door into:
<b>Sitting Room</b>	A substantial and characterful triple aspect reception room with exposed ceiling beams and central upright posts, attractive deep brick fireplace to one end beneath with flagstone outer hearth and raised brick inner hearth housing a large log burning stove. Two windows to the front aspect. Further windows to rear and side aspect. Former chimney breast with alcoves to either side; each with built-in display shelving beneath arch with concealed lighting above and cupboards under. Wall light points. Oak latch door concealing a staircase. Small pane glazed double doors on parliament hinges into:
<b>Conservatory</b>	Terracotta tiled flooring. Hardwood double glazed elevations standing on low brick plinths, beneath a hipped glazed roof with two vents and central pendant light. Doors open into the rear garden.
<b>First Floor</b>	Long landing with exposed framework. Ceiling light point. Two windows overlooking the main garden.
<b>Principal Bedroom Suite</b>	Entrance hall with low wardrobe built into alcove, deep display sill above. Space for further chest of drawers and opening within an exposed framework with step up into: dual aspect double bedroom, exposed framework on two walls, windows to front and rear aspect and long oak display sills. Pendant light point. Further opening within framework and step up into:
<b>Dressing Area</b>	Door into en suite shower room. A line of built-in wardrobes and ceiling spotlights.
<b>En Suite Shower Room</b>	Polished granite surfaces with inset basin, mixer tap and circular electric mirror above. A range of cupboards and drawers beneath. Low level WC with concealed cistern. Chrome towel radiator. Glass door into generous tiled enclosure with mixer shower. Underfloor heating, downlighters, extractor fan.
<b>Bedroom 2</b>	Double bedroom. Leaded window to front aspect. Exposed beams and framework. Pendant light point. Built-in double wardrobe cupboard with low cupboard to one side.



<b>Bedroom 3</b>	Leaded window to front aspect. Exposed beams. Pendant light point. Deep built-in corner wardrobe with store above. Further deep cupboard extending into eaves housing pressurised hot water cylinder with slatted shelving to the front.
<b>Bedroom 4</b>	Dual aspect. Windows to front and gable end side. Ceiling light point.
<b>Bathroom</b>	White suite. Panelled bath with mixer tap to one end, polished granite surface with inset basin, glass splashback and corner mixer tap, cupboards and open fronted storage beneath. Low level WC with concealed cistern. Window at gable end. Towel radiator. Ceiling light point.
<b>Outside</b>	Splayed, stone edged, tarmac entrance off lane. Roses and a magnificent Wisteria to the gable end of the cottage. Yew and Box hedging to either side. Large hardwood double gates open on to a large stone edged shingle driveway extending to the rear of the cottage providing access to the car barn, main garden and rear entrances into the cottage as well as providing plenty of parking.
<b>Car Barn</b>	An attractive tall cob outbuilding beneath a clay tiled roof, with part weather boarded elevations, roses and Lavender trained to the front wall. Barn style double doors with a further half glazed personnel door to side leads into a main outbuilding: exposed framework, space to park one large vehicle with large workshop area to one side. Fluorescent strip lighting, fuse boards, meter and power points. Further door reveals a turning staircase rising to:
<b>Studio</b>	An impressive open plan area with vaulted ceiling and exposed framework. Wide windows to either gable end and two Velux skylights to rear aspect. Eaves storage cupboards. Electric heating. Oak effect flooring. Ceiling spotlights and pendant light point. Ideal for those who work from home, as an artist's studio and with potential to convert into ancillary space (subject to any required consent).
<b>The Gardens</b>	These are stunning, mature, secluded and impressively landscaped and maintained. A generous paved terrace extends to the rear of the cottage, part covered with a pergola and climbing plants. Ideal for potted plants and trees. Roses and honeysuckle to the rear of the cottage. Raised ornamental pond and waterfall. A number of connected lawns with well stocked herbaceous borders and a variety of interesting specimen trees including a line of Paperback Birches. Circular brick well beneath a thatched canopy and a further raised fish pond. To the rear boundary there is a hexagonal summerhouse. To the rear of the upper lawn the garden banks up at this point where there are beautiful trees and curved sleeper retained paths; one rising to a picket gate where there is a private walkway leading to the nearest footpath.
<b>Services</b>	Mains electricity and water. Private drainage. Oil heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SO20 8EL
<b>Council Tax</b>	G

**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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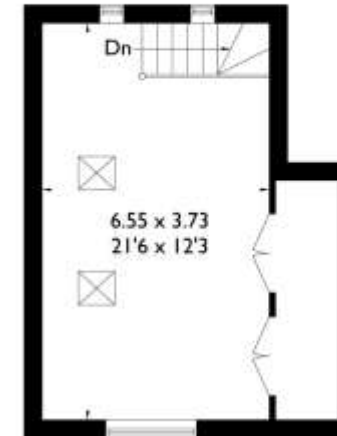


# Hatchetts Farmhouse, Farley Street, Nether Wallop, Stockbridge, SO20 8EL

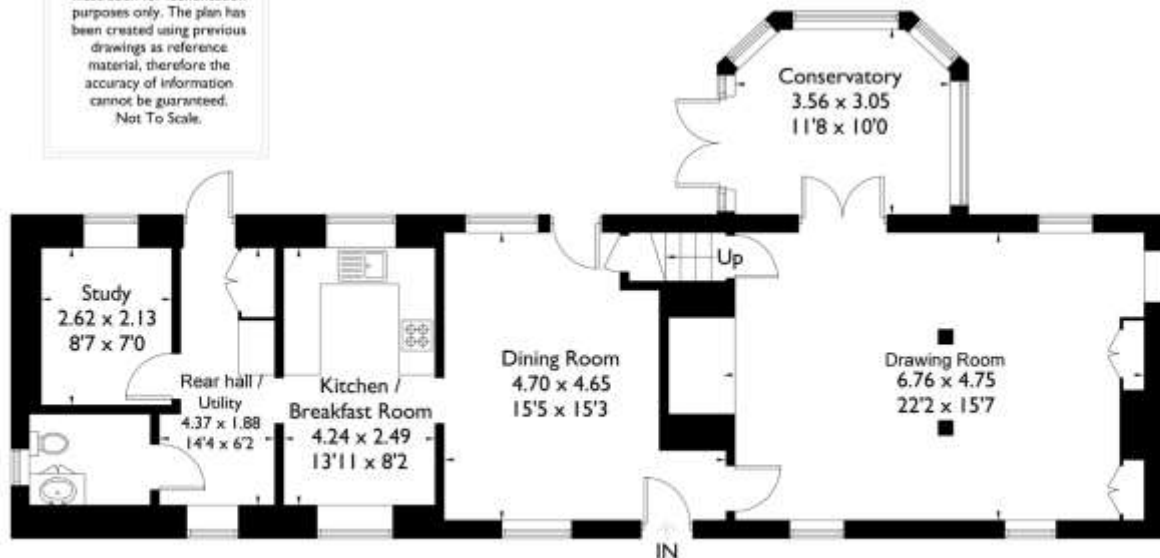
Approximate Gross Internal Area  
248.6 sq m / 2677 sq ft (Includes Garage)



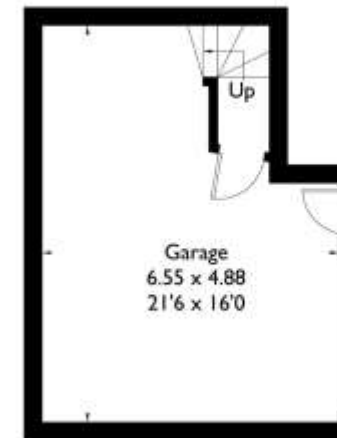
First Floor



Garage First Floor



Ground Floor



Garage Ground Floor

(Not Shown In Actual Location / Orientation)

Job Ref: 161988  
Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.