



**OLD BUTCHERS COTTAGE, NETHER WALLOP
STOCKBRIDGE**

EVANS & PARTRIDGE















OLD BUTCHERS COTTAGE, NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8EW

**A BEAUTIFUL DETACHED PERIOD COTTAGE PROVIDING EXTREMELY WELL-PRESENTED ACCOMMODATION FEATURING
LARGE ROOMS A CHARMING LANDSCAPED GARDEN AND USEFUL OUTBUILDING SITUATED IN THE HEART OF THIS QUIET
SOUGHT AFTER VILLAGE NEAR STOCKBRIDGE**

**SOUTH FACING GARDEN
SHORT DRIVE TO STOCKBRIDGE
COUNTRY WALKS
NEW THATCHED ROOF
OUTBUILDING WITH POTENTIAL
NEAR GRATELEY MAINLINE STATION**

OFFERS INVITED AROUND: £650,000 Freehold

DESCRIPTION

A particularly attractive and unique character cottage set in the heart of a popular village renowned for its beautiful period homes. The property is Grade II Listed and has the significant benefit of a newly thatched roof. The well-presented accommodation includes sitting room with fireplace, large central dining hall, open plan kitchen/breakfast room, entrance hall and bathroom located near the foot of the stairs. A study area connected to the sitting room could potentially be sectioned off and provide a third bedroom with access from the rear hall, subject to consent. The first floor comprises of central landing, two pretty double bedrooms and WC. The outside is complemented by a stunning cottage garden bordering the Wallop Brook. There is a useful gated driveway and large outbuilding with scope for ancillary accommodation/home working again subject to consent.

LOCATION

The property is situated in the heart of 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

Approach

Gravel approach leading to:

Porch

Porch on exposed gallows brackets with wide hardwood panelled door leading into:

Entrance Hall	Limestone flooring. Low level decorative T&G panelling beneath dado rail. Coat hooks. Window to rear aspect. High level cupboards housing meter and fuse box. Worcester oil fired boiler. Pendant light point. Open doorway leading into:
Kitchen / Breakfast Area	An excellent light and airy, dual aspect, split level living area with tumbled Limestone flooring throughout.
Kitchen	Ceramic Belfast style sink unit with mixer tap and polished granite drainer. Oil fired two oven Aga with traditional double hob and concealed light above. Polished granite and Iroko work surfaces with ceramic tiled splashbacks. Hand-built range of cream fronted cupboards and drawers with a range of high-level glazed china display cabinets. Open fronted book/display shelving above the Aga. Undercounter oven and grill, four ring ceramic hob above with striplight over. Eye level integrated microwave, integrated fridge, freezer and dishwasher. Wide picture window to the front aspect with further window above which extends to one side. High ceiling with exposed beams, old butchers hooks and utensil hanging rails. Low level T&G decorative panelling to one wall. Open doorway into dining hall. Deep cupboard housing hot water cylinder. Wide opening into:
Breakfast Area	Low level T&G panelling beneath dado rail. Window overlooking the landscaped rear garden. Pendant light point.
Dining Hall	Large dual aspect entertaining area with Chinese slate paved flooring. Leaded window to front aspect. Two windows to the rear aspect, one with deep display sill. Wall lights. Exposed ceiling beam and joists to one end of the room. Turning part open tread staircase rising to first floor with low understairs store. Space for large dining table. Panelled front door with high level glazing. Step up into inner hall. Further opening into:
Sitting Room	Dual aspect. Featuring a beautiful open brick fireplace, housing a cast-iron log burning stove set on a Terracotta hearth with large exposed beam above. Wide leaded window to front aspect. Deep alcove to one side of the fireplace with a cottage window to side aspect. Wall lights. Chinese slate paved flooring. Wide opening into:
Study	Potential third bedroom. Dual aspect. Chinese slate flooring. Window overlooking the rear garden and river. Further window to side aspect. Deep alcove with shelving and further long, high level bookshelf. Central pendant light point.
Inner Hall	Latch door to rear terrace and garden. Chinese slate flooring. Pendant light point. Door to deep airing cupboard with slatted shelving and electric bar heater. Further door into:
Bathroom	White suite comprising: panelled bath with mixer tap/handheld shower attachment to one side, tiled surround, pedestal wash hand basin, low level WC. Chinese Slate flooring. Low level T&G panelling beneath dado rail. Wide window overlooking the rear garden. Ceiling and wall light.
<u>First floor</u>	
Central Landing	Window to front aspect. Exposed purlins and beams. Pitch pine panel doors to WC and:
Bedroom 1	A large dual aspect double bedroom. Wide part-leaded window to front aspect. High level window to rear aspect with wide display platform below. Beautiful exposed framework to walls, exposed purlins and wind braces.
Bedroom 2	Triple aspect double bedroom with window overlooking the landscaped rear garden. Further character windows to front and gable end aspects. Central pendant light point. Range of built-in wardrobes.

WC	L-shaped room. Wide ceramic wash hand basin on washstand with mixer tap, tiled splash back and electric mirror above. WC. Whitewashed floorboards, exposed beams and timbers. Light.
<u>Outside</u>	
Front	Long gravelled bed with raised colourful planters extending to the front of the cottage screened by a low stone capped wall. To one end there are two curved double gates within a brick wall with box hedging to one side leading to a wide gravel driveway providing parking and access to the outbuilding and cottage. Flowering Cherry tree and surrounding shrubs.
Outbuildings	Weather boarded, part block, part timber frame elevations beneath a pitched corrugated roof. Divided into three areas:
Central Garage	Barn style double doors open onto driveway. Vaulted ceiling with central pendant light point. Fuse box.
Workshop / Potential Studio	Located on the roadside side of the garage with ledged and braced door from driveway. A large room with wide windows looking back toward the cottage. Concrete flooring. High ceiling with spotlights. Cupboards. Corner basin with plumbing for washing machine.
Garden Store	Opposite side of garage block. Light and doors to driveway.
Garden	A stunning feature of the property, beautifully landscaped and well stocked. Gravel and cobbled terrace area, ideal for barbecues and entertaining. Long Lavender border and plants trained to the rear of the cottage. Stone edged herbaceous border full of roses, flowers, shrubs, small apple tree. Circular brick paved terrace with surrounding gravel borders running down to the bank of the Wallop Brook and shaped lawn, Yew tree and Laurel. Hurdle fencing screens the rear boundary with climbing plants and shrubs. To the far back corner trellis screens a utility area of garden with shrubs and herbs. Septic tank. Further ornamental trees including Fig and Wild Cherry. Raised oil tank.
Services	Mains water and electricity. Private drainage. Oil heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8EW
Council Tax	F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

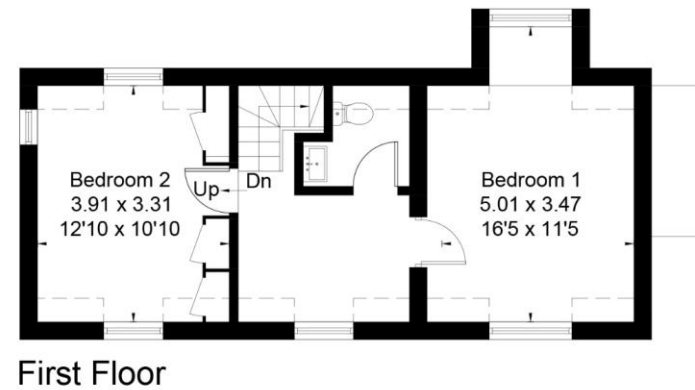
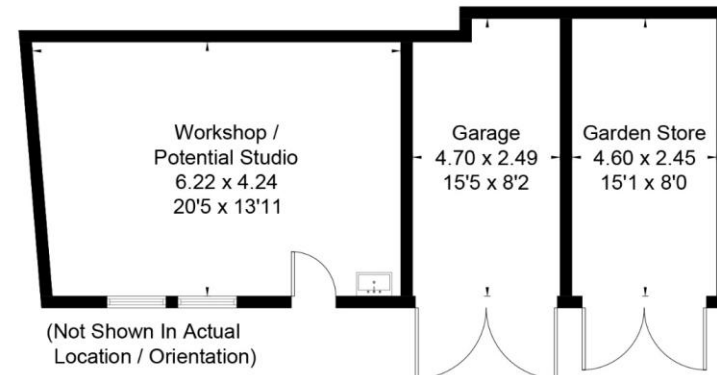
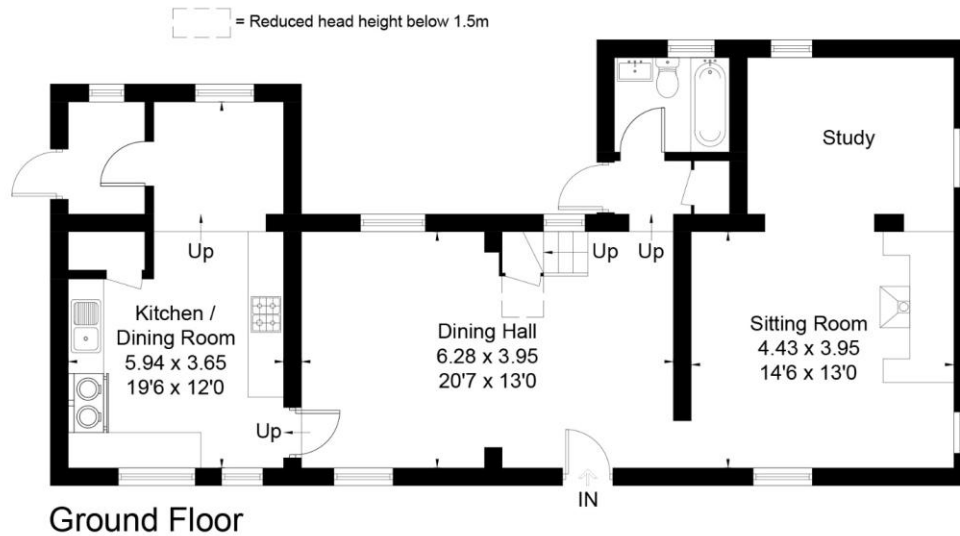
Tel. 01264 810702

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 Floor Area = 125.6 sq m / 1352 sq ft
 Outbuilding = 50.8 sq m / 547 sq ft
 Total = 176.4 sq m / 1899 sq ft



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 #93610

