



EVANS & PARTRIDGE

**VINE COTTAGE, ORANGE LANE
OVER WALLOP, STOCKBRIDGE**















VINE COTTAGE, ORANGE LANE, OVER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8JB

AN EXCEPTIONAL PROPERTY IN SECLUDED SETTING WITH LARGE PRIVATE LANDSCAPED GARDENS, TASTEFULLY MODERNISED TO A HIGH STANDARD – IDEAL FOR MULTI-GENERATIONAL LIVING WITH SPACIOUS COTTAGE AND STUNNING BARN CONVERSION

**QUIET SETTING IN PRETTY LANE
PROFESSIONALLY LANDSCAPED GARDENS
HIGH QUALITY FINISHES
INTERIOR DESIGNED
GRATELEY STATION IN EASY REACH
CLOSE TO STOCKBRIDGE**

OFFERS INVITED AROUND: £1,400,000 Freehold

DESCRIPTION

This exceptional Grade II Listed property is set in a peaceful, tucked away position with minimal passing traffic, enjoying beautifully landscaped gardens extending to just over 0.8 of an acre. Comprising a substantial three bedroom cottage and a striking high quality barn conversion, the property has been tastefully modernised throughout to an impeccable standard. A stunning glazed garden room forms a modern connection between the imposing original cottage and the stunning extended barn conversion. The main barn room provides a dramatic central living and entertaining space, while the bathrooms throughout are beautifully appointed. Outside, there is extensive parking, a double carport and a wonderful sense of privacy and space. This rare and versatile home would suit multi-generational living, large families, or those with older children seeking a degree of independence — with the cottage kitchen lending itself well to use as a dining and entertaining area with a serving space or bar, particularly for those who do not need two large kitchen/dining rooms.

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, public house and village hall. 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 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

VINE COTTAGE

Sandstone steps with curved flint walls lead to the brick and slate entrance porch with oak front door.

Hall

Split-level, bench with coat hooks over and side window.

Sitting Room	A dual aspect room with a door to the outside, inglenook fireplace housing a Gasco stove, exposed beams and a built-in oak corner desk with shelving and cupboards. A latch door leads to a wet room. The sitting room could be used as a further ensuite bedroom if preferred.
Farmhouse Style Kitchen / Dining Room	A large dual aspect room with herringbone oak flooring in the dining area, front facing windows and exposed beams. The kitchen has ceramic tile flooring, quartz worktops, hand-built cupboards, integrated appliances, Bora induction hob with central extractor, Belfast sink, dishwasher and housekeeper's cupboard. A staircase rises to the first floor with storage below.
Extended Kitchen / Pantry	Additional quartz work surfaces and hand-built cupboards with space and plumbing for washing machine, integrated fridge and freezer and windows to two aspects. Includes Shelia Maid drying rack and shelving unit.
Wet Room	Compact and fully tiled with corner basin, low-level WC and mixer shower. Includes a window and mirrored cupboard.
First Floor	Landing; storage cupboards, shelving and latch doors to:
Principal Bedroom	A spacious dual-aspect double bedroom with exposed framework to one wall, deep built-in wardrobe and latch door to:
Bedroom 2	Double room with front facing window and built-in wardrobe.
Bedroom 3	Single room with front-facing window.
Shower Room	Marble-topped washstand with central basin, low level WC, corner shower, rooflight and towel radiator.
THE BARN	Entrance: wide brass-framed glazed doors from the driveway into:
The Barn Main Room	A striking, dual-aspect open-plan space with vaulted ceiling, exposed queen post trusses, and a glazed fronted mezzanine/snug. The ground floor includes a luxury kitchen/breakfast area, central dining space and a sitting room
Sitting Area	Window to the rear, oak flooring and a door to an understairs cupboard housing the pressurised hot water cylinder and underfloor heating manifold. Brass-framed double doors lead to an inner hall connecting to the bedrooms and bathrooms.
Dining Area	Glazed doors to front and rear provide views over the garden. Herringbone oak flooring and provision for a central chandelier.
Kitchen / Breakfast Room	Quartz worktop and a large central island with breakfast bar and induction hob. Fitted with limed oak fronted and hand painted cabinetry including a wine cooler, housekeeper's cupboard and high illuminated glass-fronted display units with brass rail and ladder access. Integrated appliances include oven, combination oven, dishwasher, fridge, and freezer. A full-height picture window overlooks the rear garden, with two additional front-facing windows. Pendant lighting above the island and oak flooring throughout.
Garden Room	Herringbone brick flooring and full length brass-framed glazing to front and rear. Doors to the driveway/terrace and main garden. Vaulted ceiling.
Mezzanine / Snug	Via staircase. Exposed queen post truss, pendant lighting, glazed balustrade and seagrass-style carpet.

Inner Hall	Herringbone brick flooring with built-in cupboards and brass-framed glazing overlooking the driveway. Lime plaster finishes and doors leading to the bedroom suites.
Principal Bedroom	Hall with glazed wall, a sliding door reveals the en suite and wardrobes. The bedroom itself is a large bed/sitting room with high vaulted ceiling, pendant lighting, and a side window.
En Suite Bathroom	Stylishly finished with a freestanding roll-top bath, stone-topped washstand with basin and storage and a large walk-in tiled shower with both overhead and handheld heads. Includes a high-level WC, travertine flooring, feature tiled wall and window to side aspect.
Bedroom 2	A spacious long double room with the potential to divide into two if desired. Features a high ceiling, contemporary pendant lighting, two side windows and a high-level rear window.
Shower Room	Walk-in shower, WC, stone topped washstand with basin. Attractive tiling and skylight.

OUTSIDE

Front and Driveway	A cobbled entrance with five-bar gate opens onto a large gravel driveway fronting Vine Cottage and The Barn. Landscaped with herbaceous borders, rose beds, and a raised sandstone terrace and screened by hedging and ornamental trees.
Extended Drive and Carport	Brick-edged gravel area provides parking and leads to a pegged oak-frame double carport with lean-to log store. The surrounding area is landscaped with ornamental trees and a meadow garden.
Main Gardens	A curved gravel path edged in brick leads through lavender and herbaceous borders to a generous split-level flagstone terrace ideal for entertaining. Large level lawn is bordered by mature hedging, plants and trees, meadow garden, fruit trees, childrens play area and a corner summerhouse. The entire garden enjoys excellent privacy and seclusion.
Services	Private drainage, mains water and electricity are available. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8JB
Council Tax Band	D and B

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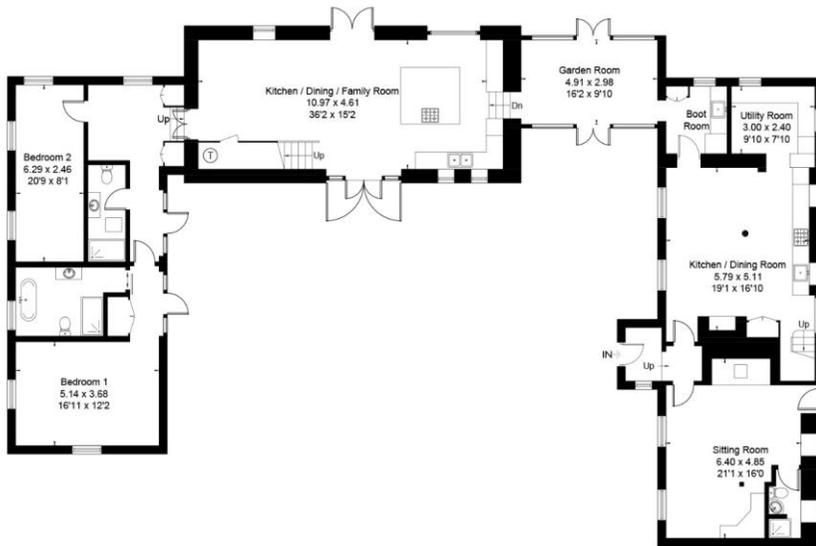
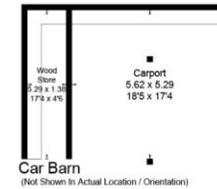
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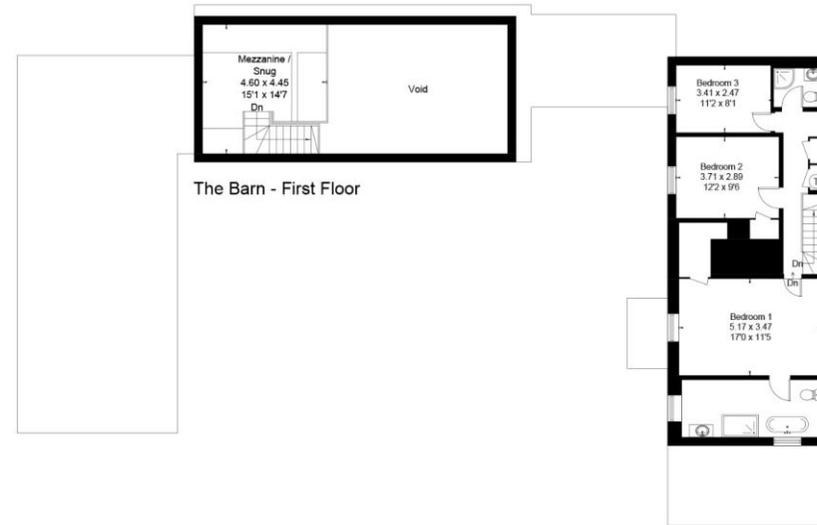
**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 312.6 sq m / 3365 sq ft
 Car Barn = 37.9 sq m / 409 sq ft
 Total = 350.6 sq m / 3774 sq ft



The Barn - Ground Floor

The Cottage
 Ground Floor



The Barn - First Floor

The Cottage
 First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	MD	MD
21-38	F		
1-20	G		