

**OLD ORCHARD, OVER WALLOP
STOCKBRIDGE, HAMPSHIRE**



EVANS & PARTRIDGE















OLD ORCHARD, OVER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8JA

AN INDIVIDUAL DETACHED FOUR BEDROOM FAMILY HOUSE WITH GATED DRIVEWAY DOUBLE GARAGE AND BEAUTIFUL WELL STOCKED GARDENS THAT ARE MAINLY WALLED AND ENJOY GREAT PRIVACY SITUATED IN THE HEART OF THIS POPULAR VILLAGE

**AMENITIES IN CLOSE WALKING DISTANCE
HEART OF A POPULAR VILLAGE
FIVE MINUTE DRIVE TO GRATELEY MAINLINE STATION
FOUR RECEPTION ROOMS - FOUR BEDROOMS
VERY PRIVATE WITH A TUCKED AWAY FEEL
INTERESTING AND ATTRACTIVE WELL STOCKED GARDENS**

OFFERS INVITED AROUND: £850,000 Freehold

DESCRIPTION

Old Orchard is a well-built and beautifully maintained detached house, set in the heart of the village by the war memorial and within a short walk of the church, pub, playing fields and shop/Post Office. The accommodation is well presented and includes an enclosed porch, generous central reception hall with cloakroom, large living room with fireplace, dining room, study/snug, garden room and kitchen/breakfast room with Aga and adjoining utility room. On the first floor a spacious landing leads to the principal bedroom with large en suite bathroom, three further bedrooms and a family bathroom. A particular feature of the property is the privacy and seclusion it affords, with most of the boundaries being walled with beautifully stocked gardens incorporating a choice of terraces. The property is set back from the lane, approached via a gated driveway and benefits from a double garage.

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 a 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, the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Enclosed Porch

Low brick walls supporting timber framed double glazed elevations beneath a slate roof. Quarry tile flooring, coat hooks and vaulted ceiling with central pendant light point. Panel door with high level window to one side into:

Reception Hall

A spacious area with engineered oak flooring throughout. Turning staircase with oak balustrade to one side rises to the first floor. Door to deep under stairs cloaks/storage cupboard. Downlighters. Panelled doors to:

Cloakroom	Wash hand basin with mixer tap and glass shelf above. Low level WC. Ceramic tile flooring and half tiled walls. Oval mirror. Obscure glazed window and ceiling light.
Living Room	Large triple aspect main reception room with central open fireplace, granite surround, raised hearth and pine mantelpiece. Wide picture window to front aspect. Glazed door and window to side aspect. Ceiling spotlights. Glazed double doors with full height glazed panels to either side open into the garden room and provide a view towards the landscaped garden.
Garden Room	A substantial extension beneath a glazed roof with exposed decorative tiles and pendant light point. Low brick walls supporting timber frame glazed elevations. Terracotta tile flooring and views over the well stocked and secluded main gardens. Glazed double doors open onto the rear terrace.
Dining Room	Oak flooring. Central glazed door with high level windows to either side opening onto the rear garden and main terrace.
Snug/Study	Oak flooring and picture window overlooking part of the rear garden. Ceiling spotlight.
Kitchen/Breakfast Room	Recently replaced and well appointed. Ceramic one and a half bowl sink unit with mixer tap and drainer. Wide oak block work surfaces. A range of high and low navy coloured cupboards and drawers with brass handles incorporating wide pan drawers, open fronted cookbook/display shelving, and tray storage. Full height larder cupboard with soft close internal drawers. Integrated under counter fridge and separate dishwasher. Two oven, oil fired Aga with traditional double hob. Ceramic tile flooring. Triple aspect with picture window to front and further windows to side aspects. Space for breakfast table. Spotlights.
Utility Room	Roll top and solid oak work surfaces with ceramic tile splashbacks. Stainless steel sink with mixer tap and drainer. Range of high and low cupboards and drawers. Ceramic tile flooring. Under counter Zanussi double oven and grill. Recess for under counter freezer. Grant oil fired boiler. Ceiling spotlights. Half glazed door to outside.
<u>First Floor</u>	
Landing	Spacious central area. Oak balustrade overlooking stairwell with pendant light above. Loft hatch. Window to front aspect. Spotlight. Deep walk in airing cupboard with ceiling light point, slatted shelving, hanging rails and pressurised Megaflo cylinder.
Principal Bedroom	Large double bedroom with wide picture window to front aspect. Built in storage comprising part glazed full height wardrobes, chest of drawers and open fronted corner shelving. Ceiling spotlights. Panel door to:
En Suite Bathroom	Large double ended bath with fully tiled surround, floating glass display shelves, concealed corner lights and mixer tap with handheld shower attachment. Pedestal wash hand basin with mixer tap. Large curved shower enclosure with mixer shower. Low level WC. Glass display shelf with bevel edged mirror above and wall lights to either side. Shaver socket. Picture window overlooking the rear garden. Ceiling lights and extractor. Traditional radiator with towel rail.
Bedroom Two	Double bedroom with picture window to front aspect. Built in furniture including wardrobes and cupboards. Space for dressing table. Spotlight.

Bedroom 3	Double bedroom, currently used as a study. Comprehensive built in storage incorporating corner desk. Picture window overlooking rear garden. Spotlight. Built in double wardrobe.
Bedroom 4	Double bedroom with window overlooking rear garden. Built in double wardrobe, cupboard and shelves. Alcove. Ceiling spotlight.
Family Bathroom	Panelled bath with mixer tap and handheld shower attachment. Pedestal wash hand basin. Low level WC. Window to side aspect. Large mirror with wall lights to either side. Shaver socket. Spotlight.
<u>OUTSIDE</u>	
Front	Gravel entrance off village lane to hardwood gates with substantial brick piers and flint wall extending to one side. Stone edged gravel drive bordered by lawn, shrubs and specimen trees opens into a larger gravel area in front of the house providing ample parking and access to:
Double Garage	Brick built beneath a hipped slate roof. Twin up and over doors. Light and power connected.
Front Garden	Driveway surrounded by shrubs and specimen trees. Paved area with greenhouse and raised oil tank screened by trellis. Large lean to log store extends to one side of garage.
Main Gardens	A particular feature of the property. Mainly enclosed by tall walls, mature hedging and fencin, providing seclusion. Lawns and terraced areas interspersed with herbaceous borders, trellis and fruit trees. Raised circular pond and upper terrace. Brick paved side garden with entertaining area beneath gazebo and garden store.
Services	Private Drainage, oil central heating, mains water. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8JA
Council Tax	Test Valley Borough Council - G

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

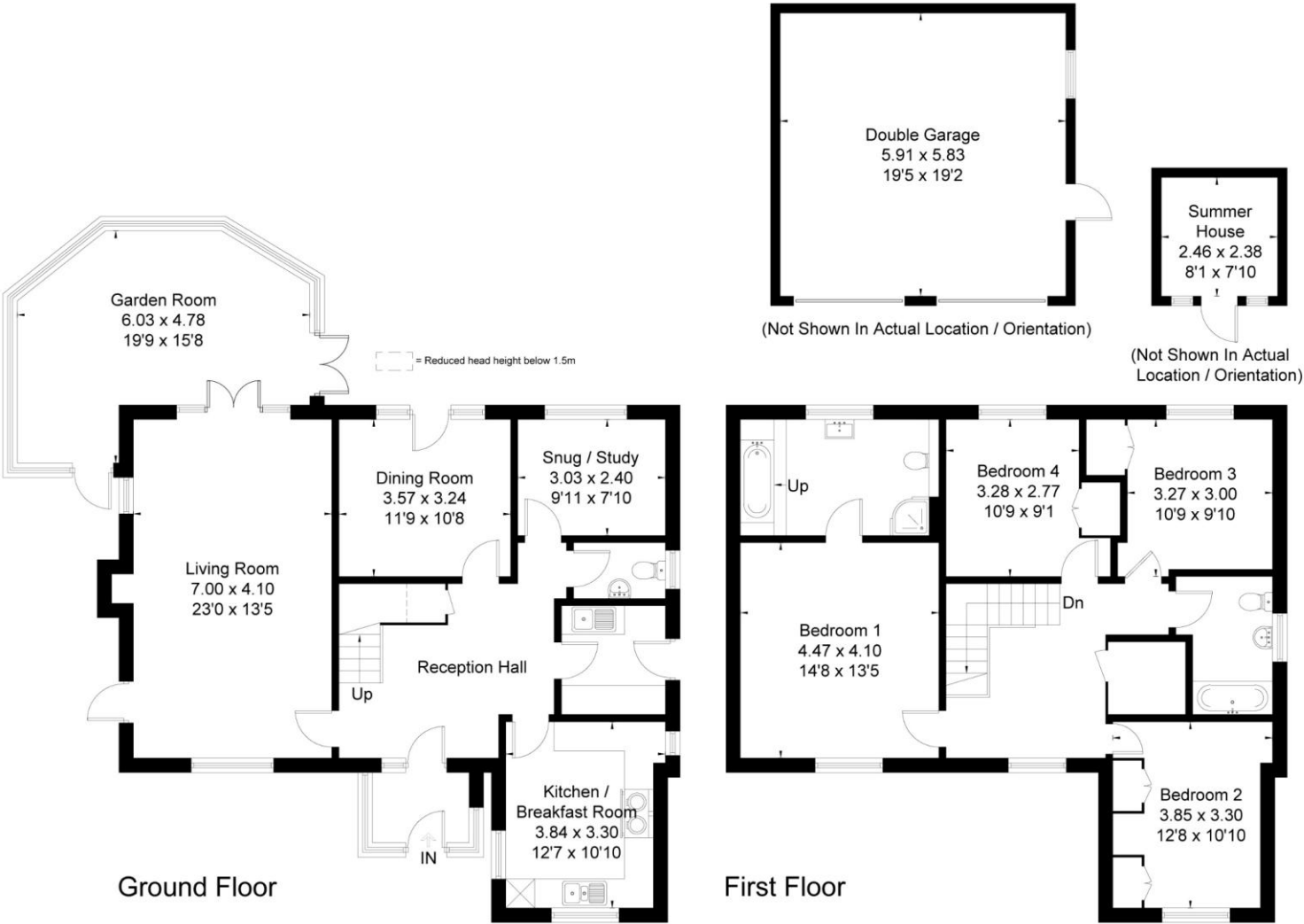
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Approximate Floor Area = 200.7 sq m / 2160 sq ft
Outbuildings = 40.4 sq m / 435 sq ft (Including Garage)
Total = 241.1 sq m / 2595 sq ft



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 #97699

