

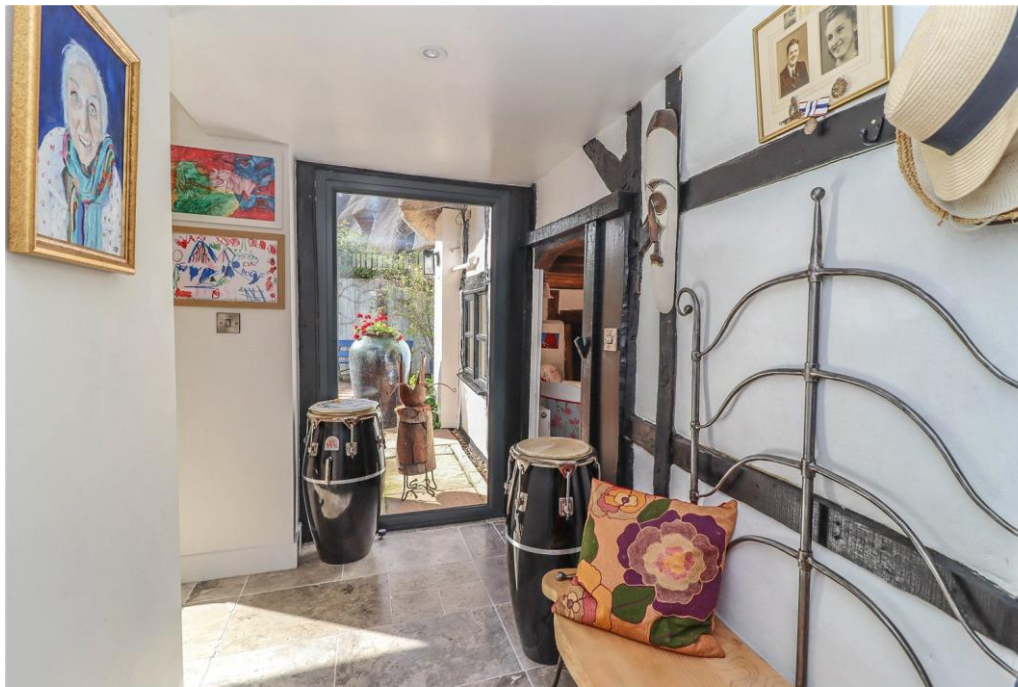


EVANS & PARTRIDGE

IVY COTTAGE, THE SQUARE
NETHER WALLOP, STOCKBRIDGE















IVY COTTAGE, THE SQUARE, NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8EX

**A CHARMING PERIOD COTTAGE WITH IMMENSE CHARACTER WITH A MODERN LIGHT AND AIRY OPEN PLAN KITCHEN
EXTENSION AND BEAUTIFULLY LANDSCAPED SOUTHERLY FACING GARDEN SITUATED IN THE HEART OF THE VILLAGE IN
A TUCKED AWAY SETTING**

**RE-THATCH SCHEDULED FOR THIS AUTUMN
QUIET VILLAGE SETTING
VIBRANT COMMUNITY
EXTENSIVE COUNTRY WALKS FROM THE DOOR
A BLEND OF CLASSIC PERIOD CHARM WITH MODERN LIVING
CLOSE TO STOCKBRIDGE AND GRATELEY STATION**

OFFERS INVITED AROUND: £695,000 Freehold

DESCRIPTION

A Grade II Listed linked period cottage with attractive timber frame elevations beneath a thatched roof; front thatch replaced 2 years ago, rear thatch to be replaced this Autumn. Full of charm and character with numerous exposed beams, timbers and some beautiful original wide floor boards. A modern single storey cedar clad extension has been added to the rear elevation offering an interesting contrast to the gut character of the original cottage which comprises an entrance hall, ground floor shower room and stunning dual aspect open plan kitchen that has been beautifully appointed and features a glazed side wall overlooking a courtyard terrace area. Within the cottage there is a cosy sitting room with inglenook fireplace, study/snug, three first floor bedrooms and a good size bathroom with separate shower. A further salient feature of this home is the beautifully landscaped southerly facing garden.

LOCATION

The property is situated just off The Square in the centre of the village of Nether Wallop which has a primary school, church and village hall. A Post Office/store, church and public house can be found in the neighbouring village of Over Wallop and nearby Middle Wallop also has a public house and two petrol stations with shop facilities. Salisbury, Winchester and Andover are all within a twenty minute 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 1hr 15 mins. 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 and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

RECEPTION HALL

Travertine tiled flooring with underfloor heating. Full height casement window to side aspect overlooking part of the courtyard terrace. LED downlighters. Wall lights. Exposed framework to one wall. Opening into stunning open plan kitchen and breakfast room with dining and sitting area. Latch door and step into sitting room. Panel door into shower room.

KITCHEN / BREAKFAST / DINING

A contemporary single storey extension featuring wide full height glazing to the side aspect overlooking the courtyard terrace and garden. Further window with views over the main garden.

KITCHEN / BREAKFAST

Stainless steel one and a half bowl sink unit with mixer tap and polished granite drainer. Range of pastel colour washed high and low level cupboards and drawers incorporating display shelving, corner pantry and wine racking. Integrated Bosch oven and grill with combination oven above. Integrated fridge, freezer and dishwasher. Long polished granite work surface with similar upstand. Large central island with breakfast bar, shelving and deep drawers, polished granite top and inset five zone AEG induction hob with light point above. LED downlighters. Sliding glazed door onto courtyard terrace. Travertine tiled floor with underfloor heating.

DINING AREA

Downlighters. Travertine tiled floor with underfloor heating.

SHOWER ROOM

White suite comprising Holbourne pedestal wash hand basin with mixer tap and low level WC with concealed cistern. Sliding glass door into large marble and mosaic tiled enclosure with overhead and hand held attachments. Ceramic tiled flooring with underfloor heating. Marble tiled walls. Obscure glazed window to side aspect. LED downlighters. Extractor fan. Chrome towel radiator.

SITTING ROOM

Beautiful exposed framework, ceiling beams and timbers. Large inglenook fireplace with brick hearth housing a log burning stove with wood storage to the side. Recess beside the chimney breast with curved media shelf. Exposed floorboards. Picture window to rear aspect overlooking terrace and garden. Further window to front aspect. Turning staircase rising to first floor. Wall lights. Latch door concealing a second staircase. Further latch door into:

FRONT HALL

Door onto village street. Exposed ceiling joists. Wall light. Exposed floorboards. Latch door into:

STUDY OR SNUG

Picture window to front aspect. Exposed ceiling beam, framework and timbers. Exposed floorboards. Part glazed stable style door onto courtyard terrace and garden. Wall lights. Former fireplace housing a traditional style cast iron radiator.

FIRST FLOOR

PRINCIPAL BEDROOM

Dual aspect double bedroom with exposed framework to all walls. Exposed floorboards. Window to front aspect. Further window to rear aspect overlooking the main southerly facing garden.

BEDROOM TWO

Top of first staircase. Wide exposed floorboards. Window to front aspect. Exposed framework. Secret low door into bedroom three. Pendant light point. Small window to rear aspect. Exposed framework. Wall lights.

BATHROOM

White suite comprising metro tiled double ended bath with mixer tap and hand held shower attachment. Metro tiled surround and bottle shelf. Pedestal wash hand basin with mixer tap. Low level WC with concealed cistern. Exposed floorboards. Traditional style radiator. Hatch into loft space. LED downlighter. Exposed framework to one wall and wind brace.

BEDROOM THREE

Top of second staircase. Dual aspect double bedroom. Exposed truss, purlins and collar beams. Large southerly facing window. Leaded light to gable end.

OUTSIDE	The cottage fronts onto the village road. Crazy paving to either side of the original front entrance. Double barn style doors into garage and workshop with light and power connected and new meter and fuse box. Paved sandstone path leads to the side of the property and entrance porch with close boarded fencing to the boundary. Lockable timber gate leading to the rear of the cottage with log and bin storage areas. Path continues opening into:
MAIN GARDEN	South facing. A large sandstone terrace, ideal for entertaining and al fresco dining, accessed from the kitchen and breakfast room. Curved Michelmersh brick walls retain rose and shrub borders. Sandstone steps rise onto the main gently sloping lawn with brick edged well stocked borders to either side with an abundance of flowers, shrubs and specimen trees. Feature old apple tree. Arch with climbing rose in opposite corner boundary leads to a further area of garden with greenhouse and soft fruit pots. Summerhouse situated at the rear boundary with sandstone terrace to the front creating an evening sitting area. Storage area and garden shed to the rear. The garden is well enclosed on all sides by high close boarded fencing and to the rear by brick walling and timber fencing.
SERVICES	Mains electricity and water. Private drainage. Agent's note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
DIRECTIONS	SO20 8EX
COUNCIL TAX BAND	E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

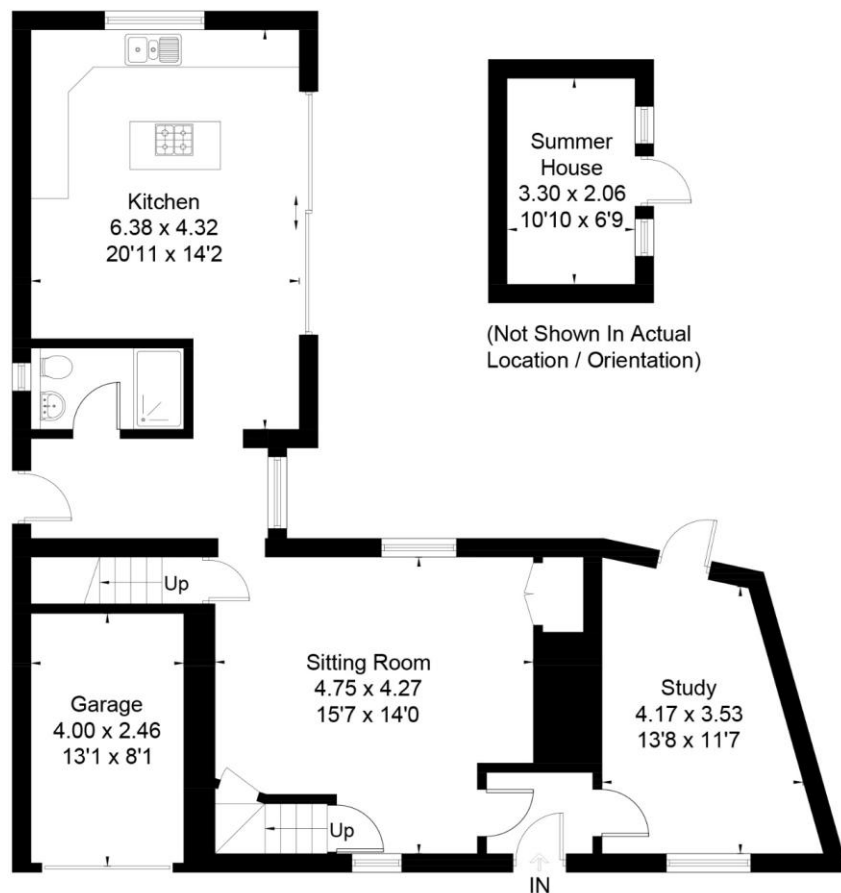
Tel. 01264 810702

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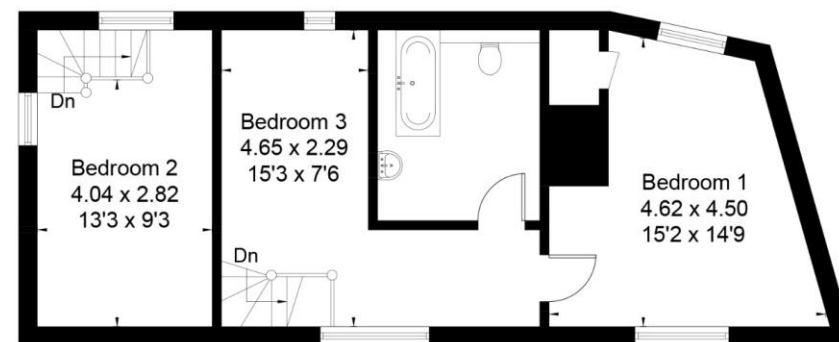
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Approximate Floor Area = 125.6 sq m / 1352 sq ft
Summer House = 6.9 sq m / 74 sq ft
Total = 132.5 sq m / 1426 sq ft



Ground Floor



First Floor



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