

FAIRFIELDS, SALISBURY LANE

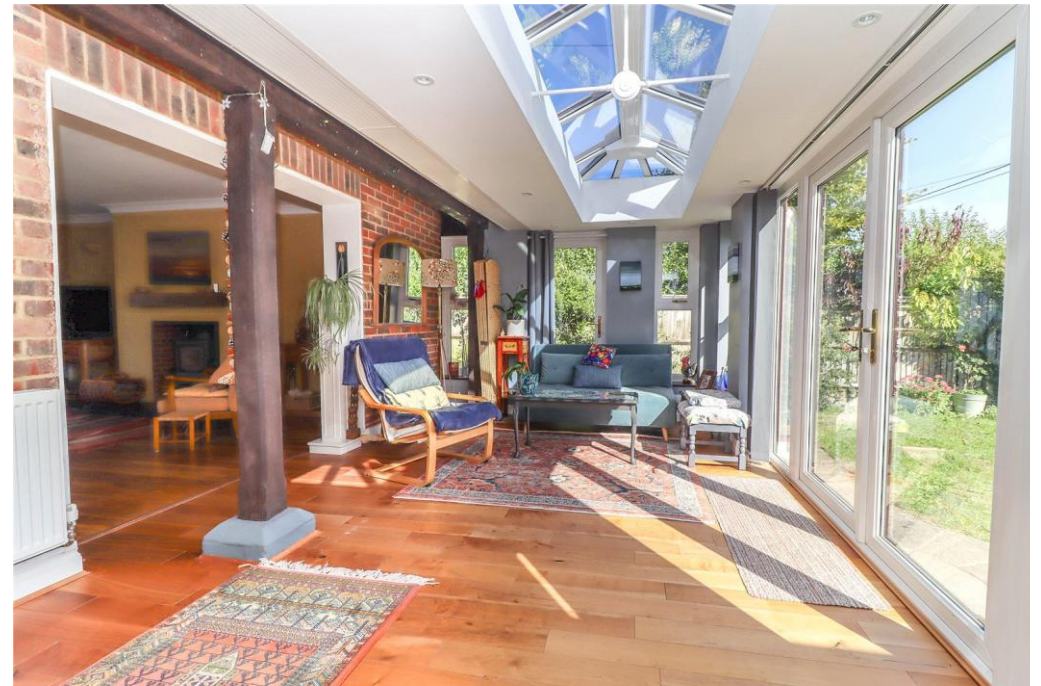
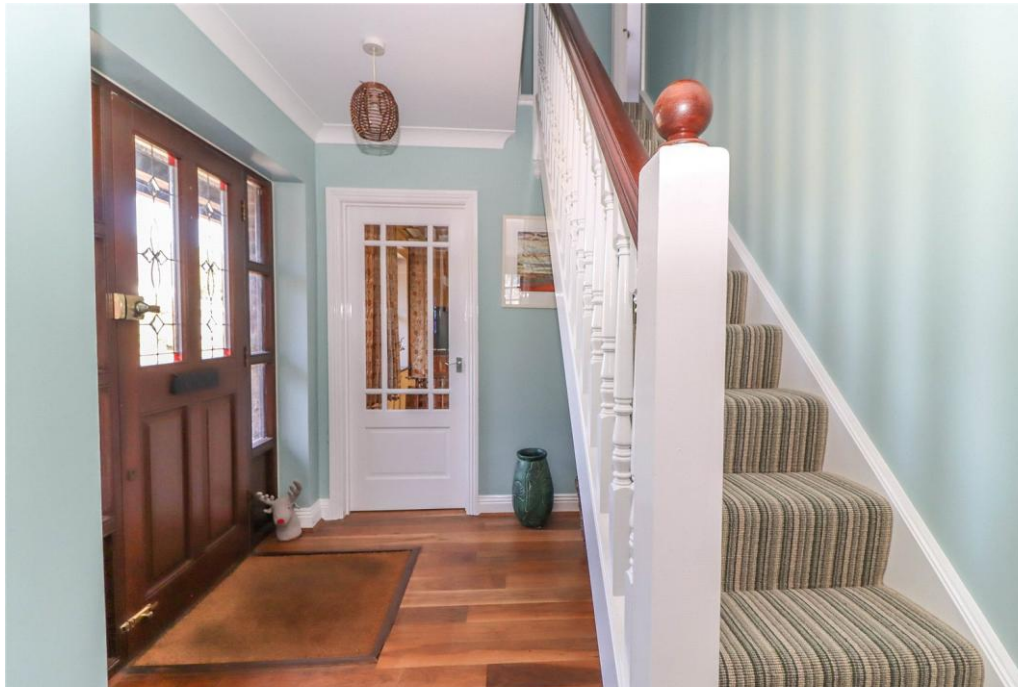
MIDDLE WALLOP, STOCKBRIDGE



EVANS & PARTRIDGE















FAIRFIELDS, SALISBURY LANE, MIDDLE WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8JL

A WELL PRESENTED MODERN DETACHED PROPERTY WITH ATTRACTIVE GARDENS, VERSATILE ACCOMMODATION, PLENTY OF PARKING AND AN EXTERNAL BALCONY WITH FAR REACHING VIEWS AND OPEN SKIES SET BACK WITH A LONG GATED DRIVEWAY.

**LIVING ROOM WITH LOG BURNING STOVE
GARDEN ROOM / ORANGERY
LARGE AND WELL FITTED KITCHEN / BREAKFAST ROOM
4 BEDROOMS (2 EN SUITE) - SHOWER ROOM
MATURE GARDENS
CLOSE TO GRATELEY STATION
FAR REACHING VIEWS**

OFFERS INVITED AROUND: £585,000 Freehold

DESCRIPTION

A detached chalet style home built about 25 years ago with attractive Michelmersh brick elevations beneath a slate roof. The well presented accommodation may suit families or couples and features a large living room with fireplace, garden room, open plan triple aspect live-in kitchen/breakfast room and four bedrooms, two have en suites and the others share a shower room. The property has a long block paved gated driveway for parking and an art studio to the front. The main back garden wraps round the house and includes a modern steel balcony which enjoys a beautiful open, far reaching, country views.

LOCATION

Middle Wallop which has a garage, public house and recently renovated village hall. There is a primary school in Nether Wallop, the adjacent village of Over Wallop has a post office/store, church and public house. Stockbridge, a 10 minute drive away, offers a variety of shops, a post office/store, hotels, public houses, churches, doctors surgery, primary and secondary schools. Andover has a mainline railway station providing fast services to Waterloo as well as Grateley (which is within 5 minute drive). The cathedral cities of Salisbury and Winchester are both within an approximate 25 minutes drive, the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Entrance

A paved step rises beneath a wide covered porch, which extends into a veranda to one side, ideal for enjoying the late evening sun. A panelled part glazed door, with glazed panels to either side, opens into the property.

Reception Hall	Staircase with balustrade rises to the first floor, recessed beneath. Engineered walnut flooring runs throughout, with a coir mat at the threshold. Part glazed doors open to the living room and the open plan kitchen/breakfast room. A further opening leading to a long inner hall that gives access to the ground floor bedrooms.
Living Room	A well proportioned main reception room with a front-facing window and a wide opening opposite leads into the garden room/orangery, providing views through to the rear garden. The fireplace houses a Charnwood log-burning stove (4 years old) with a raised granite hearth and oak display shelf above, with deep recesses to either side of the chimney breast. Ceiling and wall light points. Engineered walnut flooring. An open arch leads through to:
Dining Room	Walnut flooring continues. This space features an internal large pivoting porthole window into the garden room. Pendant light point and a part-glazed door into the inner hall.
Garden Room / Orangery	An excellent extension with extensive glazing to two aspects with long glazed lantern detail above, complemented by surrounding concealed LED lighting and central decorative tie. The engineered walnut flooring continues, with glazed double doors opening to the rear garden. Two walls feature exposed brickwork with beams to front. Further door to garden.
Kitchen/Breakfast Room	A large triple-aspect kitchen arranged in a horseshoe design with a central peninsula wall. Thin profile granite effect work surfaces are complemented by metro-tiled splashbacks and an extensive range of high and low-level cream washed cupboards and drawers. These include glazed display cabinets with integral lights, curved-fronted units, wine rack and tall pantry cupboards, one with internal soft-close drawers. Appliances include an integrated fridge and freezer, an additional under-counter freezer, an integrated dishwasher and a high-level Whirlpool microwave. Rangemaster with two ovens, separate grill, warming area, six-zone ceramic hob, coloured glass splashback and matching hood completes the set-up. Belfast sink with mixer tap and drainer. Slate effect flooring. The room provides ample space for a breakfast table, armchairs and a dresser. Windows to three aspects, with a half-glazed stable door to the garden and further glazed double doors opening to a decked terrace with gazebo.
Principal Bedroom	An initial entrance hall gives access to the en suite bathroom and a sliding frosted-glass door into a walk-in wardrobe. The dual aspect double bedroom enjoys windows overlooking the gardens, finished with dark grey oak-effect flooring.
En Suite Bathroom	Fitted with a white suite including a pedestal wash hand basin with mixer tap and electric mirror above, low-level WC and a corner jacuzzi bath with seat, mixer tap, handheld shower attachment and overhead shower. Granite effect splashbacks, an obscure-glazed window, ceramic tiled flooring, chrome towel radiator and LED downlighters.
Bedroom Three	Currently used as a study, this room has space for a double bed. Side window with pendant light point.
Bedroom Four	With side window and ceiling spotlights.
Shower Room	Fitted with a wash hand basin with side mixer tap, cupboard beneath and electric mirror above, with an additional cupboard to one side, low level WC with concealed cistern sits beside. Shower cubicle with mixer shower and granite effect shower boarding. The room is finished with ceramic tiled flooring, tiled walls and ceiling spotlights.
First Floor	A small landing gives access to:
Bedroom Two	A double bedroom with exposed chimney breast with recesses to either side, ideal for freestanding or built-in furniture. A large skylight and side window brings in natural light. Ceiling spotlights, built-in storage and a panelled door lead to:

En Suite Shower Room	Includes a wash hand basin with cupboard beneath, waterfall mixer tap and mirror above, low level WC with concealed cistern and a corner shower cubicle. Tiled flooring, tiled walls, downlighters and an extractor fan.
Outside	Front access from Salisbury Lane onto a tarmac approach with low fencing to either side. A five bar gate opens onto a sweeping herringbone block paved driveway which widens substantially in front of the property, providing ample parking. The surrounding gardens are laid to lawn with shrubs and specimen trees, with boundaries enclosed by a mix of block walling, fencing, and hedging. A timber framed and clad studio with picture window faces the front and is fully insulated with light and power connected. A variegated holly hedge screens a small kitchen garden with two sleeper retained raised beds. Outside Grant combi boiler (4 years old).
Main Garden	A large lawn wraps around the rear and both sides of the property, enjoying privacy and enclosure by tall close boarded fencing to the southern side. A raised deck terrace with a gazebo is located outside the kitchen. A paved path with climbing plants arch leads to a gravel terrace. Well stocked borders frame the garden, which also includes a summer house and a timber shed to one side. A modern steel framed balcony with stairs, covered veranda beneath and a balcony above with frosted glass balustrades. From here extensive and far reaching views can be enjoyed over the surrounding farmland and countryside towards Broughton Down.
Services	Mains water, private drainage, electricity, oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Council Tax	Test Valley Borough Council - Tax Band E
Directions	SO20 8JL

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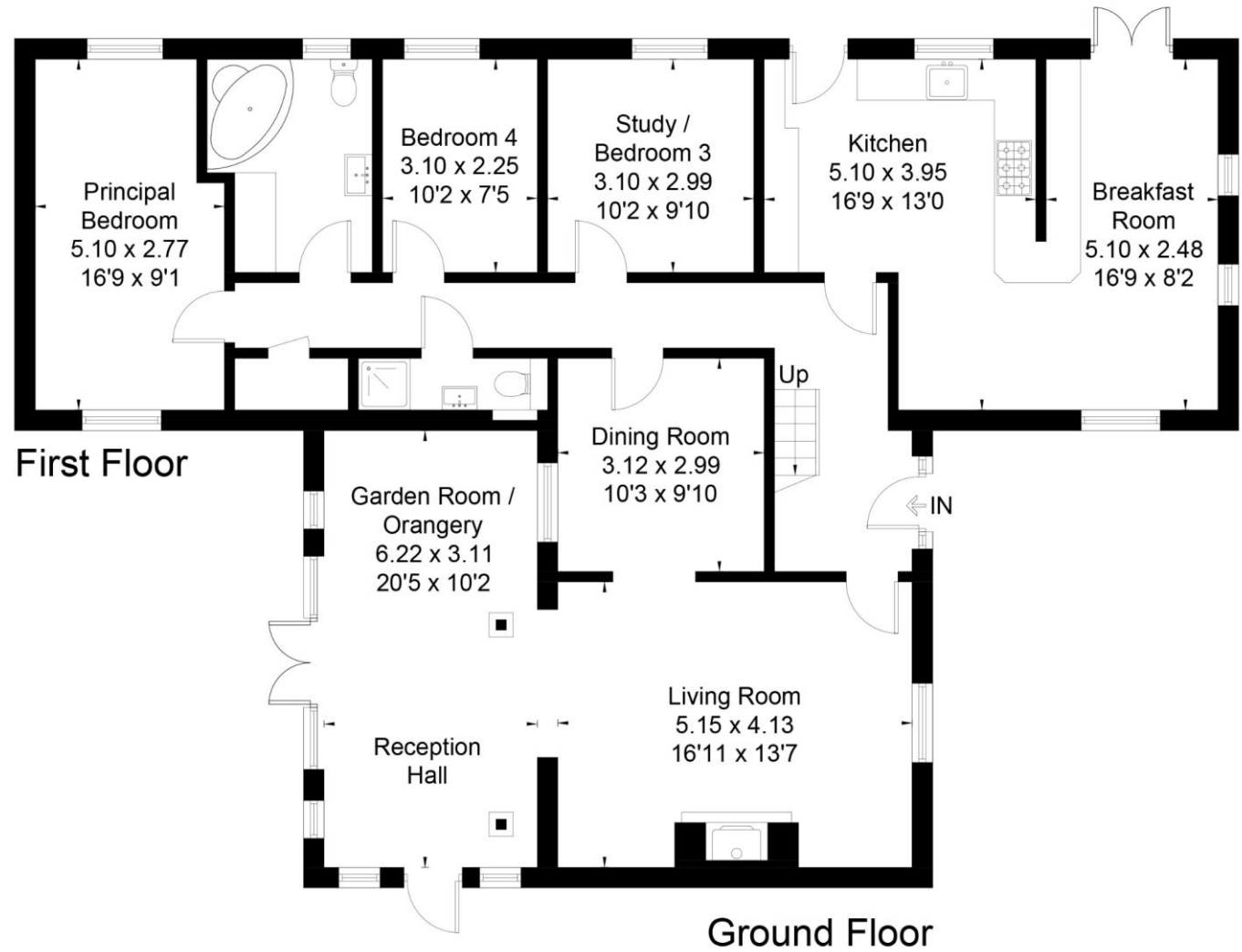
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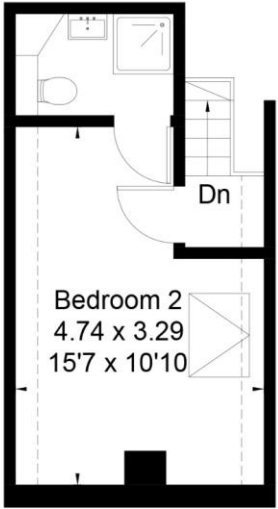
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Approximate Floor Area = 163 sq m / 1750 sq ft



[] = Reduced head height below 1.5m



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