EVANS & PARTRIDGE

THE GRANARY, SALISBURY LANE

OVER WALLOP, STOCKBRIDGE

THE GRANARY, SALISBURY LANE, OVER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8JJ

A SUBSTANTIAL DETACHED BUNGALOW OFFERING SPACIOUS FAMILY ACCOMMODATION INCLUDING FOUR DOUBLE BEDROOMS, STANDING WITHIN LARGE MATURE GARDENS AND GROUNDS OF ABOUT ONE THIRD OF AN ACRE, SITUATED ON THE EDGE OF THE VILLAGE CLOSE TO THE PLAYING FIELDS

THIRD OF AN ACRE PLOT
AMPLE PARKING AND GARAGE
PRIVATE MATURE GARDENS
OPPOSITE THE PLAYING FIELDS
CLOSE TO GRATELEY STATION AND STOCKBRIDGE
PUB - SHOP / POST OFFICE - CHURCH ALL CLOSE BY

OFFERS INVITED AROUND: £695,000 Freehold

DESCRIPTION

A large detached bungalow with brick elevations beneath a tiled roof with the benefit of double glazing and an air source heat pump central heating system. The spacious accommodation comprises a large entrance hall, open plan living room with dining area, kitchen with adjoining breakfast/family area, utility, four double bedrooms (one with en suite shower room) and family bathroom. There is also an integral garage/workshop, off-road parking on a block paved driveway and large private garden areas. This property will appeal as a large village bungalow but also offers scope for further enlargement (STPP).

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 a 10 minute 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 a 20 minute drive, the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Approach	Timber porch and UPVC obscure glazed door with glazed panel to side and lantern style light.
Reception Hall	Obscure glazed window to side aspect. Cloaks cupboard and broom cupboard. Dado rail. Pendant lights. Hatch into loft space. Obscure glazed doors into open plan living room with dining area and sitting/breakfast room adjoining the kitchen. Panel doors to bedrooms and family bathroom.

Living Room with Dining Area	Living Room Open fireplace housing rolled steel log burning stove on slate hearth. Arched recess to one side of chimney breast with concealed lighting, glass display shelf and cupboard beneath. Picture window to side aspect. Aluminium frame sliding patio door and window opening onto terrace. Ceiling light point. Obscure glazed door into breakfast room / family area and kitchen.
Dining Area	Triple aspect. Picture window to rear aspect and casement windows to either side aspect. Ceiling light point.
Breakfast Room / Family Area	Arched alcove with display shelving. LED downlighters. UPVC glazed double doors opening onto terrace and garden. Opening to side of peninsula unit into:
Kitchen	Stainless steel 1½ bowl sink unit and drainer. Granite effect roll top work surfaces with similar upstand. Range of high and low level cupboards and drawers incorporating high level corner display shelving. Electric Aga with traditional double hob. Integrated dishwasher. Window to rear aspect. LED downlighters. Panel door into pantry with shelving. Further panel door into:
Utility Room	Granite effect roll top work surfaces with similar upstand. Stainless steel sink unit with mixer tap and drainer. Range of high and low level cupboards and drawers. Recess for washing machine. Space and power for freestanding cooker. Oak display shelf. Part obscure glazed door to outside. Fluorescent strip light.
Bedroom 1	Large double. Picture window to front aspect. Two pendant light points.
Bedroom 2	Large double. Picture window to front aspect. Pendant light point. Range of built-in wardrobes. Cupboard housing hot water cylinder with fitted immersion and slatted shelving.
Bedroom 3	Large double. Picture window to side aspect. Pendant light point.
Bedroom 4	Double bedroom. Picture window to side aspect. Pendant light point. Panel door into:
En Suite	White suite comprising pedestal wash hand basin and low level WC. Large tiled cubicle with electric shower. Ceramic tiled floor. Part tiled walls. Display shelf with cabinets to either side. Glass shelf. Downlighters. Chrome heated towel rail. Circular mirror with light. Obscure glazed window to side aspect.
Family Shower Room	Recently re-fitted and modernised. White suite with pedestal wash hand basin and low level WC. Large walk in wet area/shower. Part tiled walls. Obscure glazed window.
Outside	Splayed tarmacadam approach with curved brick walling and shrubs to one side rising to five bar gate opening onto a generous herringbone block paved driveway providing plenty of parking. Curved brick walls retain a well-stocked rose, lavender and shrub border to the front boundary. Wild meadow area with field maple and wild cherry blossom tree, screened to the front boundary by tall trees and hedging.
Integral Garage	New electric remote operated door. Part obscure glazed personnel door to side. Light and power connected. Cupboards. Plant for the photo-voltaic panel (favourable rate). Water softener. Shelving. Brick arch from driveway with wrought iron gates opening onto a concrete path at the side of the property. Air source heat pumps.
Rear Garden	Situated behind the property comprising of a generous sandstone terrace area leading onto a lawn with brick retained raised flower border. The boundary is well screened by fencing and hedging plants. Easy access timber ramp/walkway provides easy access up to:

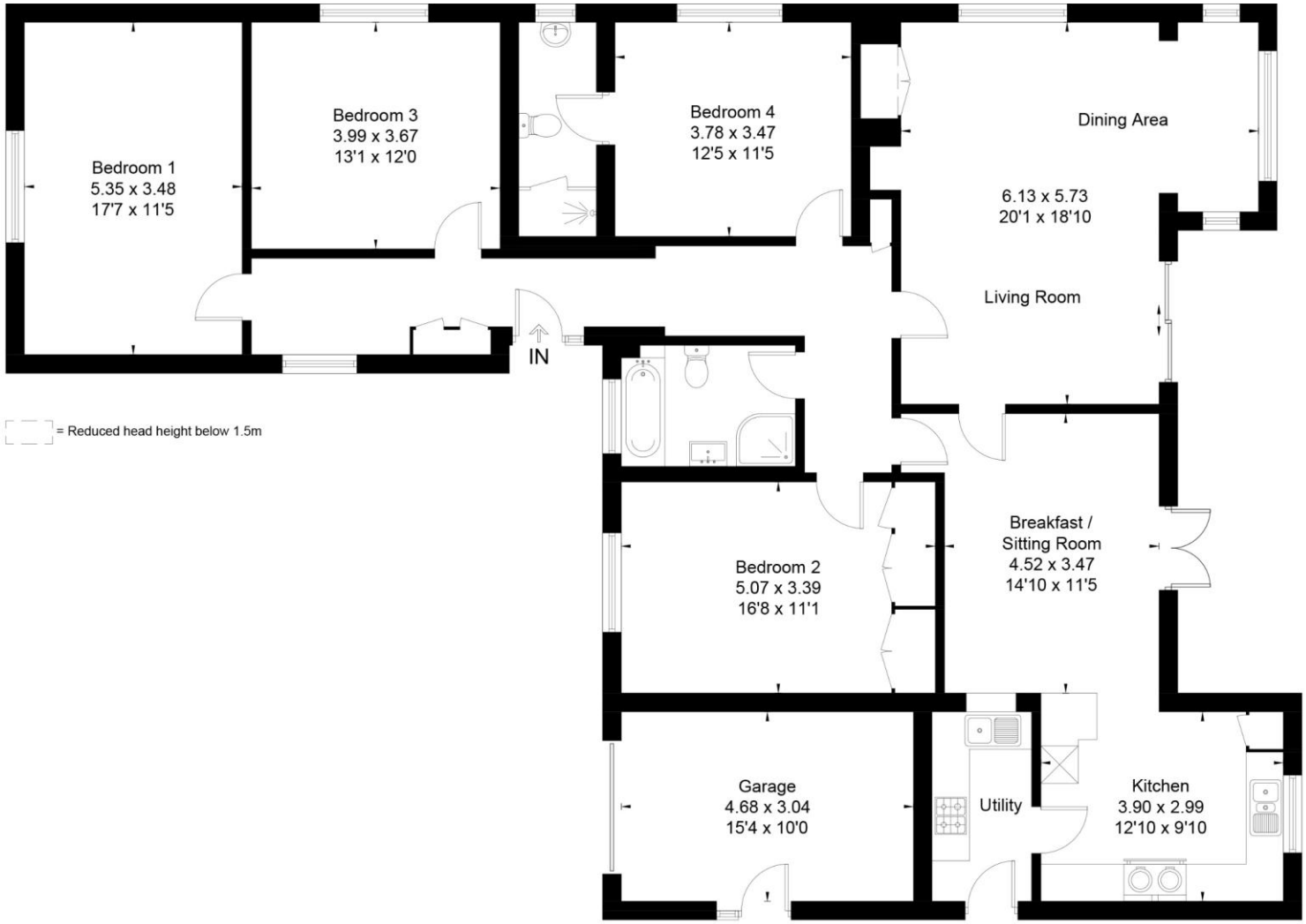
Raised Main Garden	Laid mainly to gently sloping lawn. Wide steps with shrub and buxus topiary borders descending to side pathway. Rose border. The side boundary is screened by mature beech hedging with mature trees and hedging to the front boundary. Apple trees.
Services	Mains water and electricity. Private drainage. Photo-voltaic panels and air source heat pumps. **Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.**
Directions	SO20 8JJ
Council Tax	Test Valley Borough Council - Band 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 = 169.7 sq m / 1826 sq ft
Garage = 14.3 sq m / 154 sq ft
Total = 184.0 sq m / 1980 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #99211