



6 PRINTERS PLACE, ORANGE LANE
OVER WALLOP, STOCKBRIDGE

EVANS & PARTRIDGE











6 PRINTERS PLACE, ORANGE LANE, OVER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8JB

A WELL PRESENTED END OF TERRACE 3 BEDROOM MODERN HOUSE, WITH OFF ROAD PARKING, GARAGE AND WELL ENCLOSED GARDEN; QUIETLY SITUATED ON THE EDGE OF THE VILLAGE IN WALKING DISTANCE OF AMENITIES.

**WELL PRESENTED ACCOMMODATION
LARGE LIVING ROOM WITH ADJOINING GARDEN ROOM
KITCHEN/DINING ROOM WITH GRANITE TOPS
PRINCIPAL BEDROOM WITH EN SUITE - 2 FURTHER BEDROOMS - BATHROOM
PARKING AND GARAGE - WELL ENCLOSED GARDEN
VIEW OVER PADDOCK
SHOP - PUB - CHURCH - PLAYING FIELDS ALL CLOSE BY**

OFFERS INVITED AROUND: £410,000 Freehold

DESCRIPTION

A modern end of terrace house with brick elevations beneath a tiled roof. The well presented accommodation includes a reception hall with cloak room, good sized living room which opens into the garden room with vaulted glazed roof. Also on the ground floor is a kitchen/dining room. The first floor comprises a principal bedroom with en suite, 2 further bedrooms and a bathroom. The property has a compact and low maintenance garden that is well enclosed, a garage and 2 off road parking spaces.

LOCATION

The property is situated in the heart of 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 and public house and there is a primary school and wine shop in Nether Wallop. Grateley mainline railway station is within a five 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/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

Approach	Path to wide covered entrance porch with outside lantern style light. Panel door with high-level obscured glazing, opening into:
Reception Hall	Window to front aspect with view towards paddock. Turning staircase with exposed balustrade rising to the first floor. Ceiling coving and pendant light point. Fuse box. Doors to living room, kitchen/dining room, and cloakroom.
Cloakroom	White suite comprising wall-hung wash hand basin with mixer tap and tiled splashback, low level WC, tiled flooring, ceiling light and extractor fan.

Living Room	A generously proportioned dual aspect L-shaped reception room. Window overlooking the rear garden and further window to side aspect. Ceiling covering and two pendant light points. Part glazed double doors open into:
Garden Room	Constructed of brick plinths supporting UPVC double glazed elevations beneath a vaulted glazed roof with central decorative roof tie. Glazed double doors open to the rear garden. Oak effect flooring and wall light point.
Kitchen/Dining Room	Fitted with polished granite work surfaces with matching upstand and mosaic tiled splashbacks. Inset one and a half bowl stainless steel sink with mixer tap and drainer. Range of high and low level cupboards and drawers, full length cupboard. Neff oven and grill with four-ring ceramic hob above, extractor and light over. Integrated dishwasher and recess with plumbing for washing machine. Space and plumbing for American style fridge freezer. Space for family dining table in the centre of the room. Ceramic tiled flooring throughout, LED downlighters. Large window to front aspect with view toward paddock.
<u>First Floor</u>	
Central Landing	Balustrade overlooking stairwell, ceiling coving and ceiling light point. Loft hatch. Deep cupboard housing electric boiler and pressurised hot water cylinder with expansion tanks above. Doors to:
Principal Bedroom	Double bedroom with picture window to rear aspect. Sliding doors to full length of one wall concealing built-in wardrobes and drawers. Ceiling coving, central ceiling light point and door to:
En Suite	Washstand with ceramic basin, mixer tap, tiled splashback and electric mirror above, three drawers beneath. Low level WC with concealed cistern and display sill above. Sliding glass door into large walk-in tiled shower with overhead and handheld attachments. Chrome towel radiator, tiled flooring, obscure glazed window, LED downlighters and extractor fan.
Bedroom Two	Good sized double bedroom with picture window to front aspect and open view toward farmland and countryside. Built-in double wardrobe, ceiling coving and spotlights.
Bedroom Three	L-shaped single bedroom currently used as a nursery. Built-in cupboard extending over the staircase. Window to front aspect overlooking farmland. Ceiling coving and ceiling light point.
Family Bathroom	White suite comprising wash hand basin set into roll-top sill with mixer tap, circular mirror and light/shaver socket above, double cupboard beneath and low level WC. Panel bath with fully tiled surround, mixer tap, mixer shower above with glass screen. Tall towel radiator, ceramic tiled flooring and walls, obscure glazed window, LED downlighters and extractor fan.
<u>Outside</u>	
Front	Enclosed by a low curved brick wall with path to entrance porch. Gravel borders suitable for potted plants and two shrubs trained to the façade.
Rear Garden	Well enclosed and low maintenance with a large split-level wraparound slate patio, suitable for barbecues and entertaining. Raised shrub and herb border to one side. Enclosed by close boarded fencing.

Parking and Garage	Printers Place is a Close, served by a wide herringbone block paved road which leads to a herringbone block paved parking space extending to the front of the garage/workshop. Raised lawn area to one side. Gate to opposite side leading into rear garden. Additional off road parking space close to the front door.
Garage	Oak frame frontage with up and over door, light and power connected and boarded loft above.
Services	Mains water, shared private drainage, electric heating, Sky Fibre Optic. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Agents Note	Maintenance Charges for 2025, paid twice yearly, at £881.35 for common areas. (property is freehold).
Council Tax	Test Valley Borough Council - Tax Band D
Directions	SO20 8JB

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

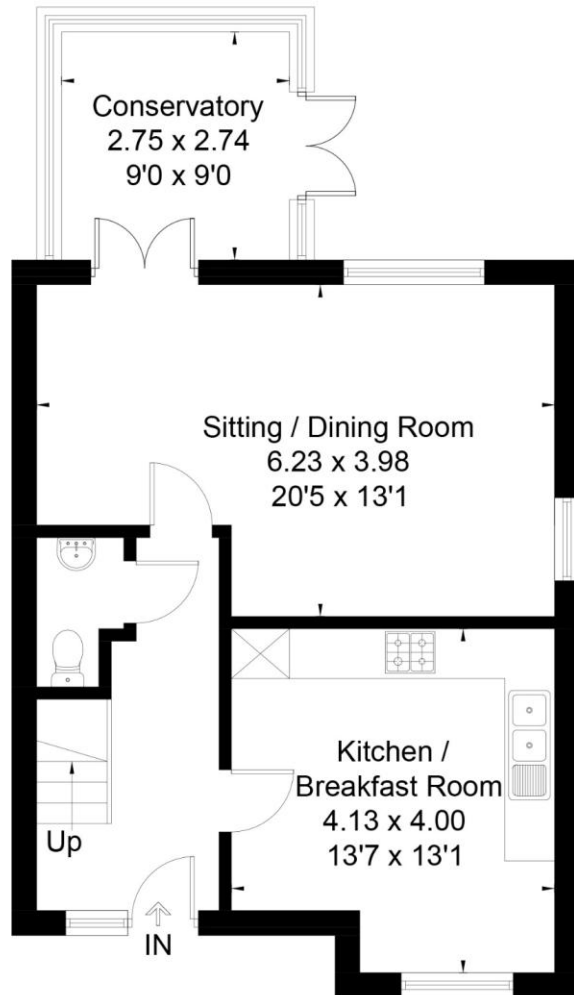
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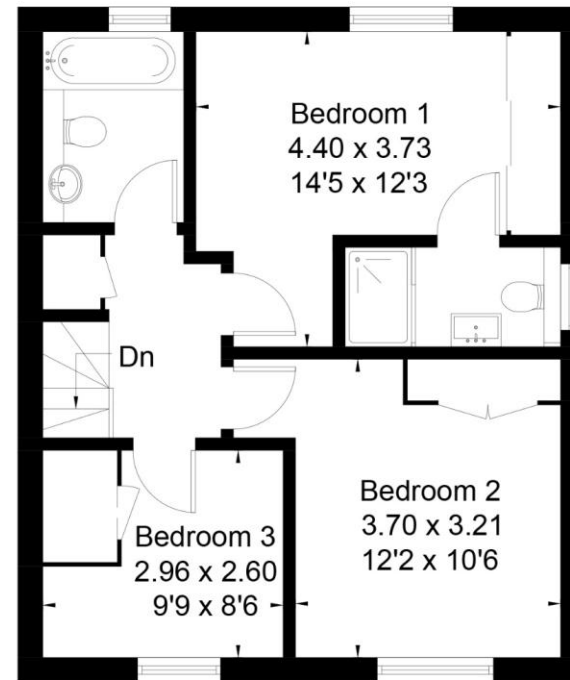
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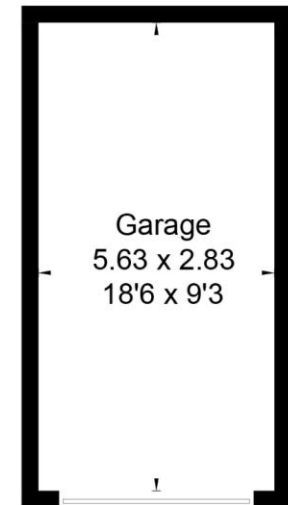
Approximate Floor Area = 104.7 sq m / 1127 sq ft
 Garage = 16.1 sq m / 173 sq ft
 Total = 120.8 sq m / 1300 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



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 #99127

