



EVANS & PARTRIDGE

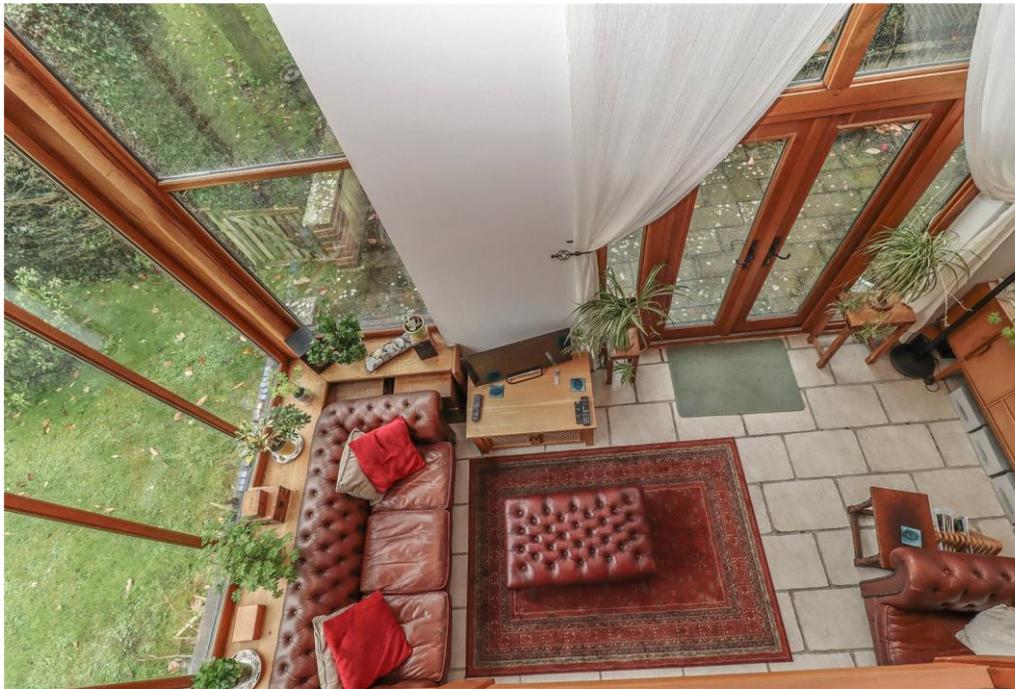
**1 NORTHERN FARM COTTAGES
OVER WALLOP, STOCKBRIDGE**















1 NORTHERN FARM COTTAGES, OVER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8HZ

AN ATTRACTIVE PERIOD COTTAGE WITH A UNIQUE EXTENSION PROVIDING A STUNNING DOUBLE HEIGHT MAIN LIVING AREA WITH VAULTED CEILING AND GLAZED MEZZANINE PLACED IN A LARGE MATURE GARDEN OVERLOOKING IMMEDIATELY ADJOINING COUNTRYSIDE.

**JUST OVER QUARTER OF AN ACRE
5 MINUTE DRIVE TO GRATELEY MAINLINE STATION
WATERLOO - 74 MINUTES
OPEN COUNTRY VIEWS
LARGE MATURE GARDEN WITH ROOM FOR OUTBUILDING
PUB - SHOP - CHURCH - COUNTRY WALKS
OPEN PLAN MAIN LIVING AREA - COZY SITTING ROOM WITH FIRE**

OFFERS INVITED AROUND: £595,000 Freehold

DESCRIPTION

A charming brick and flint cottage forming the end of a short terrace of just three, set slightly back and perpendicular to the lane, enjoying attractive countryside views over a large open field behind the rear gardens. The property sits within a generous plot of just over a quarter of an acre, offering secluded and mature gardens divided into formal landscaped and more natural, wilder areas, with ample off-road parking and potential space for the addition of outbuildings subject to consent and reviewing a covenant. The present owners have significantly enhanced the cottage over the years, most notably by adding a beautiful extension constructed with sympathetic traditional materials, creating a spacious and characterful living area with exceptionally large windows and a high vaulted ceiling that floods the space with natural light.

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

Approach

Gravel path leads from a generous private parking area to a substantial double height porch/veranda with tall oak posts standing on brick plinths supporting a high profile ceiling beneath extended eaves. Decking enclosed by balustrade beneath and views over the front garden. Overhead lantern style light. Hardwood panel door into:

Entrance Hall	Coir doormat and tiled flooring, exposed oak beams and timbers with brick and flint wall to one side. Low decorative hardwood panelling with open oak studwork above, partly screening the main living area. Wide opening into:
Main Living Area	A superb and substantial extension currently presented as a living room and dining area with tiled flooring and underfloor heating throughout.
Living Room	Vaulted double height ceiling with high pendant light point and oak framed glazed mezzanine above. Substantial full height corner glazing to rear and side aspect providing views over the garden and beyond towards farmland and countryside. Central glazed double doors with further glazed panels to either side and above open out to the main terrace overlooking a water garden area. Further oak framed window to front aspect.
Dining Area	Featuring the exposed original gable and wall with beautiful flint work and brick patterning, exposed peg framework and ceiling joists beneath mezzanine. Pendant light point, window overlooking the rear garden and field beyond. Step up, internal glazed door into:
Sitting Room	A large yet cosy reception room centering on an open fireplace with rustic timber surround and mantelpiece housing a log burning stove on a raised hearth. Deep recesses to either side of chimney breast, window to rear aspect. Turning staircase with exposed balustrade rises to the first floor. Understairs storage cupboard, pendant and wall light points, latch doors to kitchen and rear porch.
Kitchen	Roll top work surfaces with oak upstand and tiled splashbacks. Range of oak fronted high and low level cupboards and drawers with corner shelving and a high level glazed china display cabinet. Former fireplace alcove with recess and power for cooker/ovens/hob, stainless steel splashback and hood with extractor with light above. Under counter recesses for appliances, slimline recess with plumbing for dishwasher. Space for central butcher block. Ceramic tiled flooring, spotlight. Window to front aspect, panel door to front garden. High cupboard concealing meter and fuse box. Open doorway into:
Utility/Laundry Area	Compact yet extremely useful. Roll top work surface with large raised ceramic basin and corner mixer tap, recess and plumbing for washing machine beneath, cupboard to one side. Internal casement window with view through to main living area. Pendant light point and latch door into:
Shower Room	Corner pedestal wash hand basin with mixer tap, low level WC, curved glass fronted shower enclosure with mixer shower. Ceramic tiled flooring, part tiled walls with inset mirrors, tall towel radiator. Window to front aspect, ceiling light point and extractor fan.
Rear Porch	Coir mat flooring, overhead light, space for coats, boots and shoes. Ledge and brace door to rear garden. The oil fired boiler is housed in an adjacent brick store accessed externally.
First Floor	Central split-level landing with wall light point and loft hatch. Half glazed door to:
Mezzanine Study Area	Oak framed glazed balustrade overlooking main living room beneath, vaulted ceiling above. Skylight to rear aspect, exposed floorboards; ideal study or separate snug/reading area. Exposed brick and flint former gable wall with patterned brick .
Bedroom One	Double bedroom with large window overlooking the rear garden and countryside beyond. Cast iron Victorian fireplace (not in use). Deep recesses to either side of chimney breast with built-in wardrobes and storage. Raised alcove over stairwell with internal window. Pendant light point.
Bedroom Two	Double bedroom with window to front aspect. Spotlight.

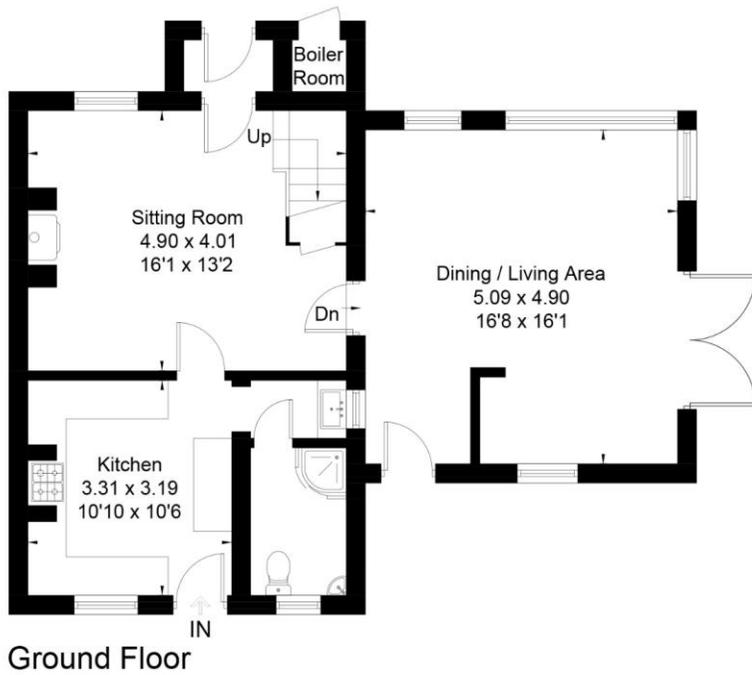
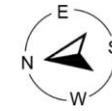
Bedroom Three	Cast iron fireplace (not in use). Deep recess to either side of chimney breast, one with high level book/display shelving. Pendant light point.
Bathroom	Corner bath with tiled surround, raised mixer tap and handheld shower. Wash hand basin with mixer tap, tiled splashback and mirrored cabinet above with downlights, further double cupboard beneath. Low level WC with concealed cistern, open fronted shelving to one side. Attractive exposed flint wall above, exposed ceiling oak joists and concealed downlighters. Ceramic tiled flooring with electric underfloor heating. Extractor fan. High level internal window providing natural light.
Outside	Access off the lane, gravel approach to plenty of private off road parking enclosed by picket fencing.
Front Garden	Extending to the front of the original cottage, comprising of a patio area, lawn, specimen trees and shrubs. Mature hedging screening the boundaries. Oil tank screened by trellis. The cottage owns a further gravelled area outside the front picket fence, in addition to the private parking area and this is used by the neighbouring cottages for parking.
Rear Garden	Laid to level lawn with hedging to all boundaries. The rear boundary is kept lower affording an open view over the immediately adjoining farmland. Double length shed/workshop, timber framed and clad beneath a pitched felt roof.
Side Garden	This is another large area of garden extending from the front to the rear boundary; it offers great scope for an outbuilding or ancillary accommodation, subject to consent. To the gable end of the extension there is an enclosed water garden area with a central spilt level rill/pond, surrounding paving, enclosed by contained tall bamboo. The remaining land is interspersed with fruit and ornamental trees.
Services	Mains water, shared private drainage (understood to be compliant), oil heating. BT Broadband. 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 B
Directions	SO20 8HZ

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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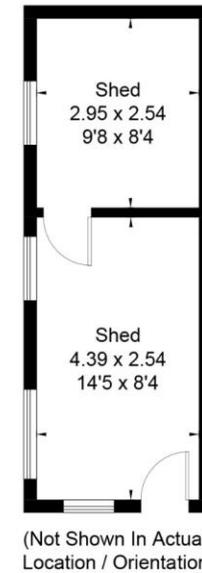
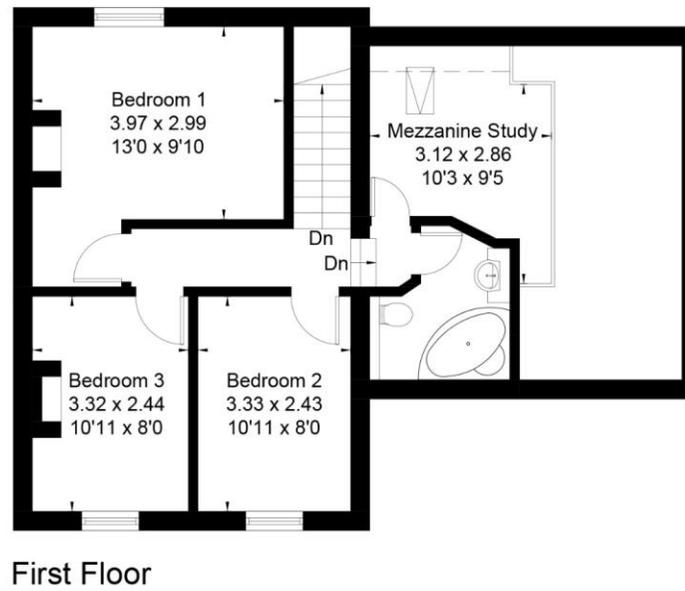
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Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF

Approximate Floor Area = 119.6 sq m / 1287 sq ft
 Boiler Room = 0.7 sq m / 7 sq ft
 Total = 120.3 sq m / 1294 sq ft



= Reduced head height below 1.5m



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 #100220

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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