

# LYNDALE, KENTSBORO

MIDDLE WALLOP, STOCKBRIDGE



**EVANS & PARTRIDGE**























# LYNDALE, KENTSBORO, MIDDLE WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8EA

**A WELL-PRESENTED 3-BEDROOM DETACHED BUNGALOW WITH A LEVEL SOUTH-FACING GARDEN, GARAGE, AND AMPLE OFF-ROAD PARKING, JUST A SHORT WALK FROM A BUDGENS STORE AND THREE MILES NORTH-EAST OF STOCKBRIDGE.**

**GENEROUS LEVEL PLOT  
SOUTH WESTERLY FACING REAR GARDEN  
OFF-ROAD PARKING AND A GARAGE/WORKSHOP  
WELL PRESENTED ACCOMMODATION  
LARGE SHOP IN LEVEL WALKING DISTANCE**

**OFFERS INVITED AROUND: £495,000 Freehold**

## **DESCRIPTION**

A detached bungalow in a rural setting, within easy driving distance of Stockbridge, Grateley mainline station, Salisbury, and Andover. Very well presented, the property has been significantly improved in recent years, including a newly slated roof, replacement of external windows and doors, and a completely refurbished kitchen. Set on a level plot of just under a fifth of an acre, the rear garden enjoys a south-westerly orientation, making the most of the sunlight and showcasing mature, well-stocked planting, while the front provides ample parking with direct access to a single garage/workshop. The accommodation comprises a hall, dual-aspect double reception room with log-burning stove leading into a good-sized kitchen, three double bedrooms—two with fitted storage—and a bathroom.

## **LOCATION**

The property is situated off the Old Stockbridge Road to the north west of Stockbridge which leads to Kentsboro where it meets the A343 here there is a useful garage with well stocked shop (Budgens). The Iron Age Danebury Hill Fort is also close by, for those who enjoy walking. The picturesque town of Stockbridge (approximately 3 miles distance) offers a variety of facilities including shops, hotels, public houses, churches, doctor's surgery, primary and secondary school. The nearby town of Andover provides a comprehensive range of shopping, educational and leisure facilities. There is a mainline railway station at Grateley (within 5 minutes' drive) with fast services to London Waterloo in 1 hour 15 minutes). The cathedral cities of Salisbury and Winchester are both within approximately 20 minutes' drive, and the A303 is close at hand allowing convenient road access to London and the West Country.

## **ACCOMMODATION**

### **Entrance**

Grey composite door with high level obscure glazed panels leads from the driveway into the entrance hall. Whitewashed exposed floorboards. Coat hooks. Oak panel door into the principal bedroom. Further oak glazed door into:

**Living / Dining Room**

A spacious dual aspect reception room centering on a log burning stove standing on a stone hearth with exposed flue above. Glazed double doors open onto a gravel terrace and overlook part of the main garden. Further large windows to the front and side aspects. Two ceiling light points. Oak panel door to bedroom three/study. Similar door into:

**Kitchen**

Spacious and recently replaced (Howdens). Ceramic Belfast style sink with central mixer tap. Extensive marble effect work surfaces with similar upstand. A comprehensive range of pastel colour washed high and low-level cupboards and drawers incorporating a glazed china display cabinet, open fronted shelving, full height pull out larder carousel and tall broom cupboard. Additionally there are deep pan drawers and corner Le Mans style pull-out shelving. Integrated Bosch eye level oven and grill, four zone ceramic hob with extractor fan and light above and metro tiled splashback. Space for freestanding fridge freezer and integrated dishwasher. Integrated washer dryer. Oak effect flooring. LED downlights. Window enjoying views over the main garden and half glazed UPVC door to the rear aspect. Oak glazed door into inner hall with ceiling light point connecting to bedroom two and the family bathroom.

**Principal Bedroom**

A generously proportioned double bedroom featuring a wide bay picture window to the front aspect with fitted shutters. Built in bedroom furniture including twin full height wardrobes (side by side) and dressing table incorporating an array of drawers and high level storage above. Downlighters.

**Bedroom Two**

A further double bedroom with built in furniture arranged around space for a double bed with high level cupboards above and full height double wardrobes to either side. Large deep window to the side aspect. Downlighters.

**Bedroom Three / Study**

A third double bedroom or ideal study or snug. Large deep window to the side aspect. Downlighters. Loft hatch.

**Bathroom**

White suite comprising: panel cast iron bath with fully metro tiled surround, mixer and hand shower attachment to one end with overhead shower mount and shower curtain screen. Heritage pedestal wash hand basin. Low level WC. Further low level metro tiling beneath dado rail. Traditionally styled radiator/towel rail.



## **OUTSIDE**

<b>Front</b>	Access off the road through a five bar gate onto a generous wraparound tarmac driveway providing plenty of off road parking and access to the garage. The front boundary is well enclosed by hornbeam hedging and a low brick and timber wall with central pedestrian gate. To the side of the drive are shrub and herb borders intersected by pebble edged gravel paths.
<b>Main Garden</b>	This is well proportioned, lying primarily to the rear and western side of the property. The main rear garden enjoys a sunny southerly aspect, comprising level lawns interspersed with well stocked herbaceous borders full of flowers, shrubs and specimen trees. To the rear of the garage there is a concrete hardstanding and kitchen garden area. To the opposite side of the garden there is an ornamental pond, surrounding gravel terrace and walkway leading to a deck in the rear corner. The boundaries are enclosed by a mixture of tall timber fencing, trellis and an abundance of trees and climbing plants.
<b>Garage / Workshop</b>	Timber frame and clad elevations beneath a pitched felt roof with a series of windows to the side and rear elevations. Light and power connected with numerous power points. This useful outbuilding has been insulated and could be used for different requirements. Barn style double doors open onto the driveway and provide vehicle access.
<b>Services</b>	Electricity, mains water, private drainage, gas central heating. Broadband BT47. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Council Tax</b>	Test Valley Borough Council - Tax Band C
<b>Directions</b>	SO22 8EA

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

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**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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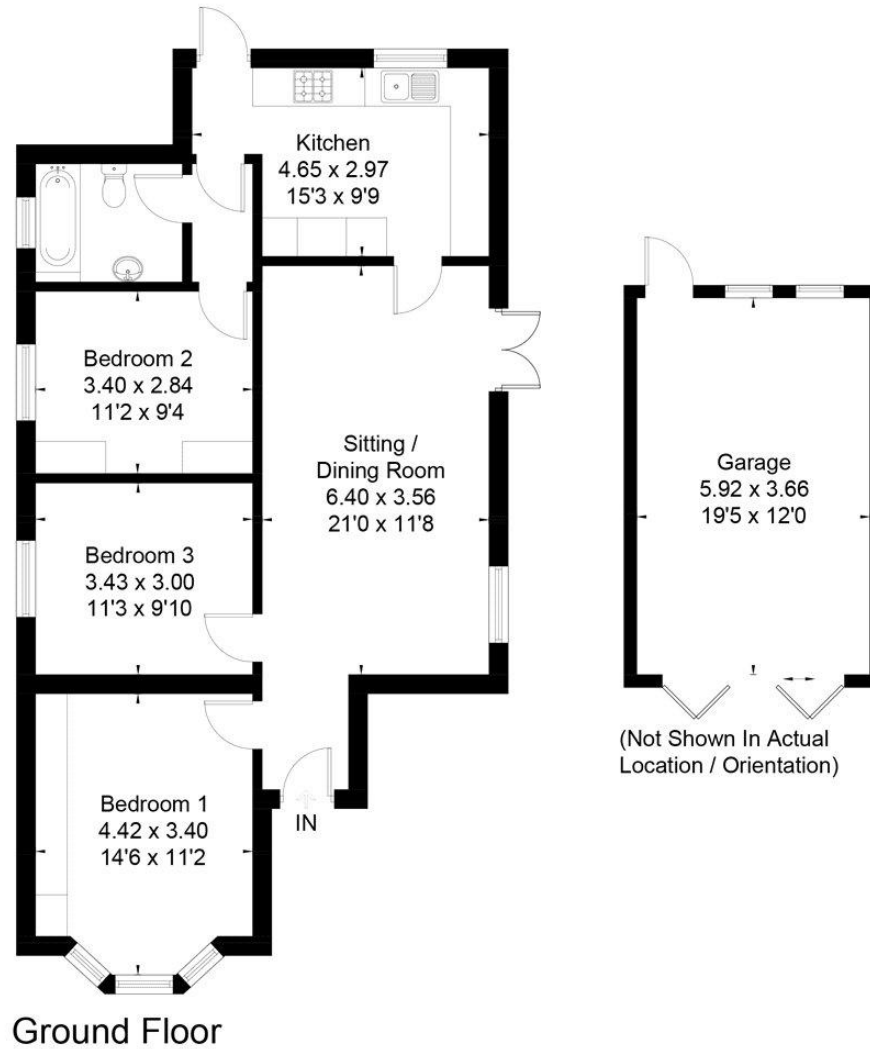
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Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**



Approximate Floor Area = 82 sq m / 883 sq ft  
 Garage = 22.3 sq m / 240 sq ft  
 Total = 104.3 sq m / 1123 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	51 D	
39-54	E		
21-38	F		
1-20	G		