

THE GRANARY HOUSE
NETHER WALLOP, STOCKBRIDGE



EVANS & PARTRIDGE















THE GRANARY HOUSE, HEATHMAN STREET, NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE,

AN INDIVIDUAL DETACHED FAMILY HOUSE FEATURING SPACIOUS, LIGHT AND AIRY ACCOMMODATION WITH DOUBLE GARAGE AND A GRANARY BARN STANDING IN A MATURE SOUTHERLY FACING GARDEN WITH VIEWS TOWARD THE VILLAGE GREEN, IN A BEAUTIFUL VILLAGE SETTING AND CLOSE TO STOCKBRIDGE

**HOUSE AND GARAGE EXTENDING TO OVER 2500 SQFT
OPEN PLAN KITCHEN / LIVING
SPACIOUS MAIN RECEPTION ROOM WITH OPEN FIREPLACE
COUNTRYSIDE VIEWS
BEAUTIFUL COUNTRY WALKS AROUND THE VILLAGE AND BEYOND
SHORT DRIVE TO STOCKBRIDGE HIGH STREET AND GRATELEY STATION**

OFFERS INVITED AROUND: £985,000 Freehold

DESCRIPTION

Enjoying an enviably quiet position in the heart of this beautiful Hampshire village, the property features a southerly-facing main garden enclosed by a low flint wall and affording delightful views towards Wallop Brook, the green and surrounding countryside. These attractive views are enjoyed from all the principal accommodation, with especially large windows and doors on the ground floor designed to maximise both light and outlook. The well-presented accommodation includes a reception hall with cloakroom, a large principal living room with fireplace and an adjoining sunroom. The present owners have removed internal walls to create a superb open-plan kitchen/breakfast room with an adjoining family/dining area, ideal for modern living and entertaining. Additional spaces include a utility room, boot room area and a spacious integral garage/workshop. On the first floor, the house offers four double bedrooms, a large family bathroom and a separate shower room. A spacious sandstone terrace wraps around the rear of the house, leading to the garden where there is a Grade II Listed small period granary barn adding charm and heritage appeal to this excellent home.

LOCATION

Nether Wallop is situated in the Test Valley, within 5 miles of the picturesque town of Stockbridge, well known for its variety of shops, including greengrocers, butchers, art galleries and independent boutiques. There are also a number of excellent restaurants, public houses, cafés and delis, alongside a doctor's surgery, dentist, church and both primary and secondary schools. The Wallops villages are serviced by several pubs, a shop, post office and fuel station. Nether Wallop has a church, primary school and village hall, which hosts a regular pop-up pub and other community events. This area is well known for its many popular independent schools, including Farleigh and Chaffyn Grove prep schools. Winchester College, St Swithun's, Godolphin and the Salisbury grammar schools are all within easy reach, as well as the popular Peter Symonds College. Grateley station is just over 5 miles away, with ample parking and regular trains to London Waterloo. Only 10 minutes from the A303, the village has excellent access to London and the South West by road. Basingstoke and Winchester main line stations are a 30-minute drive away, and Bournemouth and Southampton airports are within an hour's drive.

Approach

Curved sandstone paved approach to a wide covered porch with exposed brickwork. Wall light. Dark navy blue composite front door into:

Reception Hall

Spacious. Featuring full height glazed panels to either side of the front door providing views over the driveway and toward farmland. Inset coir mat at threshold. Oak flooring. Exposed brick feature wall with wide central opening into the open plan kitchen/breakfast room with adjoining family/dining area. Oak panel doors lead to living room and cloakroom. Turning staircase with wide half landing rising to the first floor. Deep walk in storage beneath the stairs. Wall and pendant light points.

Cloakroom	Tiled recess with inset wash hand basin, mixer tap and cupboard beneath. Low level WC. Patterned porcelain tiled flooring. Obscure glazed window. Oak door to deep corner cupboard. Pendant and wall light points.
Living Room	Large triple aspect main reception room with central brick open fireplace, raised sandstone hearth with oak beam above and deep recesses to either side of the chimney, one with raised oak media shelf. Folding glazed doors across the full width of the room open onto the terrace with views over the main southerly facing garden toward the village green and countryside. Additional windows to front and side aspects. Wall light points. Timber framed glazed door into:
Sun Room / Study	A substantial bay window forms the room creating a bright space with views over the garden, village green and countryside. LED downlighters.
Open Plan Kitchen	The present owners have recently created a substantial open plan kitchen/breakfast room with adjoining family/dining area.
Kitchen Breakfast Room	Ceramic twin Belfast sink with central mixer tap and polished quartz drainer. Extensive polished quartz work surfaces, with matching upstands. Wide peninsula unit dividing the family/dining area providing a long breakfast bar. Range of navy coloured under counter units giving ample storage with multiple deep pan drawers. Space for American style fridge freezer with tall larder/pantry cupboards to either side. Integrated dishwasher. Rangemaster Nexus SE range with two large ovens, grill, 5 ring induction hob and warming area. Wide multi zone hob with stainless steel splashback and stainless steel extractor hood with light over. Limestone effect porcelain tiled flooring. Two windows to the side aspect and a picture window to the rear with views over the main garden and countryside. LED downlighters. Folding oak door to utility.
Family / Dining Room	Space for large dining table, sideboard and dresser. Limestone effect porcelain tiled flooring continues. LED downlighters. Wide bay style window to rear aspect with central glazed double doors opening onto the rear terrace and overlooking the main garden and the Granary.
Utility Room	Continuation of polished quartz work surfaces with upstands and navy blue high and low level cupboards. Inset Belfast sink with polished drainer and central mixer tap. Plumbing for washing machine, space for tumble dryer. Limestone effect porcelain tile flooring. Part glazed stable style door to side passage and high level window to side. LED downlighters. Open doorway into boot room area.
Boot Room Area	Built in bench seating with shoe storage beneath, coat hooks and storage above. Oak doors conceal a deep cloaks cupboard and access to the integral double garage.
<u>FIRST FLOOR</u>	
Half Landing	High level dormer window to rear aspect with built-in full width book shelving beneath.
Main Landing	Balustrade overlooking stairwell. Window to front aspect with views toward farmland. Space for desk beneath. Pendant light points. Loft access. Door to airing cupboard. Oak doors to all bedrooms, bathroom, shower room and two further storage cupboards.
Principal Bedroom	Large bedroom with picture window overlooking the main garden, Wallop Brook and the village green. Additional low window to front aspect. Pendant light point. Built in wardrobes with full height mirror in recess.
Bedroom Two	Dual aspect double bedroom with large windows to two aspects. Eaves cupboard. Pendant light point. Loft hatch.

Bedroom Three	Dual aspect double bedroom with dormer window to side aspect and low window to front aspect. Pendant light point.
Bedroom Four	Double bedroom with dormer window to side aspect. Pendant light point.
Family Bathroom	Spacious modern bathroom with dormer window to front aspect and views toward the village green. Floating wide wash hand basin with metro tiled splashback, mixer tap, mirror, shaver socket above, deep drawers beneath. Large contemporary freestanding bath with raised mixer tap and handheld shower. Low level WC. Folding glass screen into large metro tiled shower enclosure with overhead and handheld Mira digital shower. Porcelain tiled flooring. Chrome towel radiators.
Shower Room	Wash hand basin with metro tiled splashback and decorative panelling beneath. Mixer tap. Low level WC with concealed cistern. Glass fronted metro tiled shower enclosure with overhead and handheld Mira digital shower. Patterned porcelain tiled flooring. Skylight. LED downlighters.
<u>OUTSIDE</u>	
Front	Accessed off Trout Lane (a no through road/track). Generous sandstone edged gravel driveway extending to the front and side of the integral double garage providing parking for 3-4 cars. Frontage enclosed by mixed mature hedging, curved brick wall and a wild cherry tree. Surrounding shrub and flower borders with brick edging. EV charging point. Access to the front entrance porch. Raised oil tank. Timber gate to sandstone paved, gravel edged side walkway with boundary fencing, leading past the stable door into the utility with covered porch above.
Double Garage	Electric roller door, shelving, lighting, window and alcove for work bench.
Main Rear Garden	Full width curved sandstone terrace providing space for entertaining and barbecues with raised planters and access to the Granary. Large level lawn with well stocked surrounding borders containing spring bulbs, flowers, mature shrubs and specimen trees, including two substantial lime trees. The garden boundary is enclosed by an attractive low flint wall allowing views beyond to the Wallop Brook, The Green and countryside. Side boundary enclosed by tall hornbeam hedging.
The Granary	Grade II Listed former granary barn, a substantial heavy timber frame standing on staddle stones, with weather boarded elevations under a clay tiled roof. Access door from the rear terrace. Exposed floor boards and screen walls, hay loft above.
Services	Mains water, private drainage and oil fired central heating. BT Broadband 71 Mbps. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8EW
Council Tax Band	Test Valley Borough Council - Tax Band F

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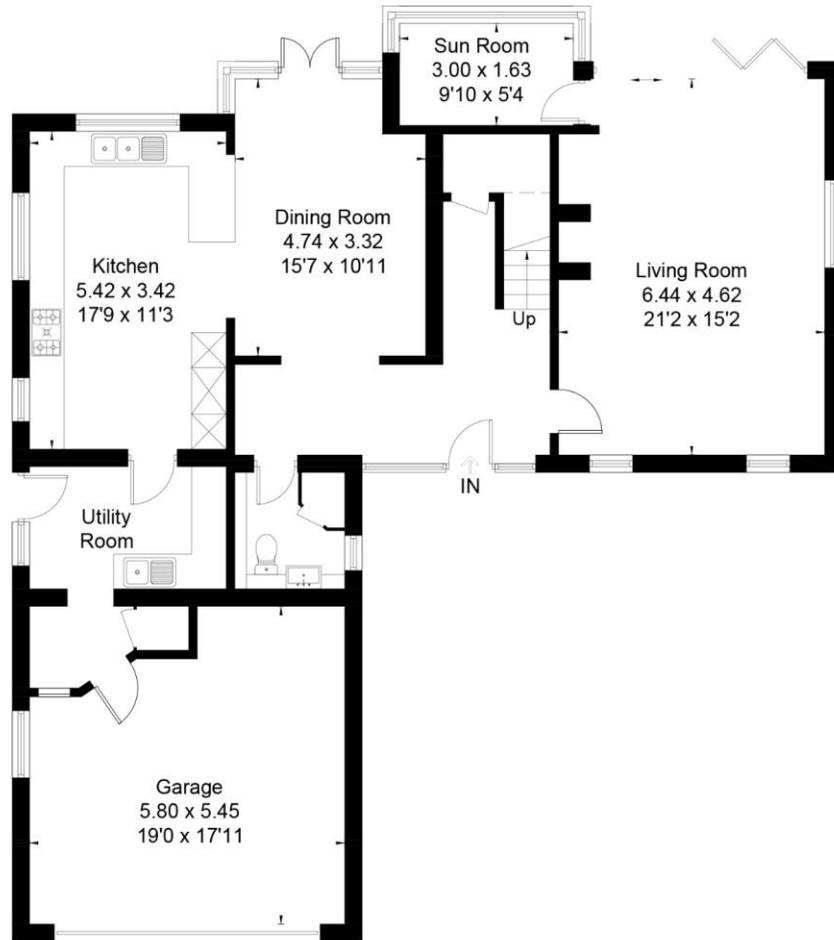
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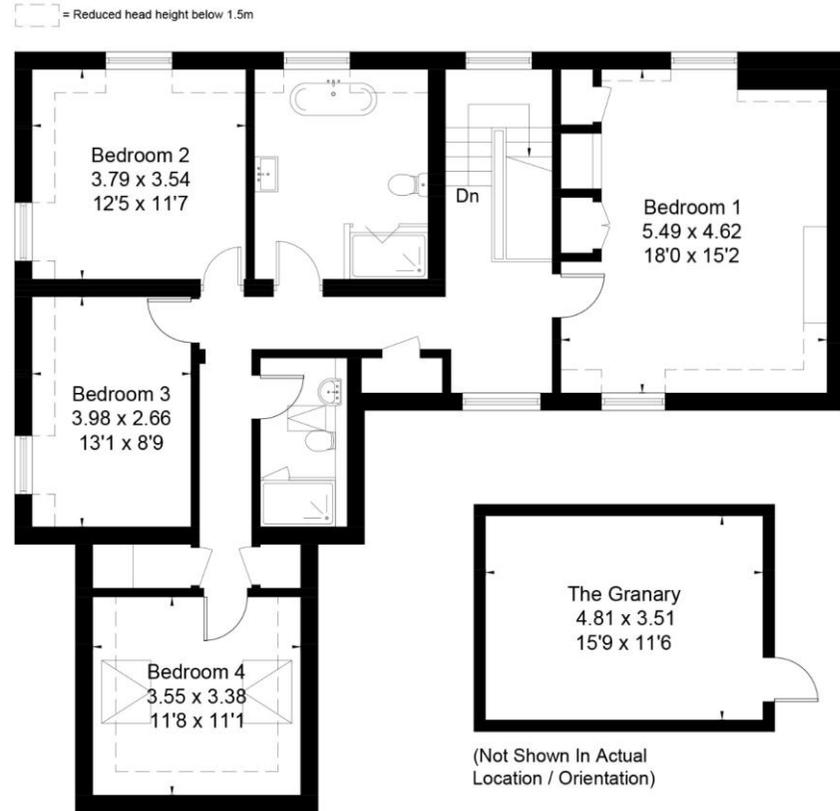
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 238.1 sq m / 2563 sq ft (Including Garage)
 Outbuilding = 16.8 sq m / 181 sq ft
 Total = 254.9 sq m / 2744 sq ft



Ground Floor



First Floor



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 #102237

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		

Legend: [Green arrow] = 69 C, [Yellow arrow] = 53 D