



**HYLANDS, TROUT LANE
NETHER WALLOP**

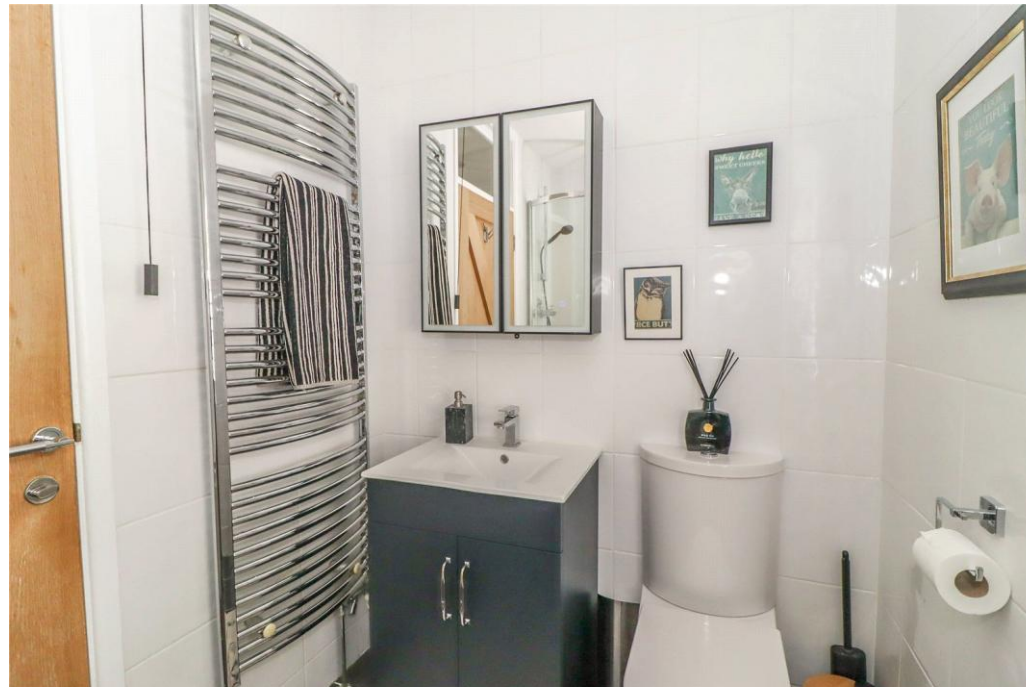
EVANS & PARTRIDGE















HYLANDS, TROUT LANE, NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8EP

AN INDIVIDUAL, DETACHED HOME COMBINING A SPACIOUS BUNGALOW AND SMALL BARN, OFFERING WELL-PRESENTED AND CHARACTERFUL ACCOMMODATION WITH A MAINLY WALLED SOUTH FACING GARDEN AND SEPARATE WOODLAND GARDEN AREA, SITUATED AT THE VERY END OF A TRACK ON THE EDGE OF THE VILLAGE, ENJOYING ELEVATED VIEWS, PEACE AND PRIVACY.

**ON THE EDGE YET WITH CENTRAL ACCESS TO THE VILLAGE
FOOTPATHS FROM THE FRONT DOOR IN THREE DIRECTIONS
NEAR STOCKBRIDGE AND GRATELEY RAILWAY STATION
FLEXIBLE LIVING AND LARGE CONSERVATORY
SPLIT LEVEL MAIN BEDROOM AND ENSUITE IN ADJACENT BARN
TWO FURTHER DOUBLE BEDROOMS, BATHROOM, STUDY/BED 4
STUNNING COTTAGE GARDEN - WORKING GARDEN AREA**

OFFERS INVITED AROUND: £700,000 Freehold

DESCRIPTION

A detached property offering versatile accommodation, well presented throughout, with a kitchen/breakfast room and living room featuring a log burner and wide folding glazed doors opening into a large conservatory; the property is elevated, affording open views down the valley and over the rooftops of older village properties. Centrally located are two double bedrooms, bathroom, fitted study or potential small fourth bedroom, and a useful boot room/laundry, while at the far end is the main bedroom wing housed within a period former outbuilding, complete with en-suite shower room and its own raised decked to the garden outside. The main garden is very sheltered, being largely enclosed by an old thatch-capped cob wall and beautifully landscaped, while the front of the property faces a rural track and footpath reducing to just a footpath beyond the main entrance, with parking, double garage/carport/storage, and a separate wooded garden currently used by the present owner for fires, woodwork and camping, all set within an enviable quiet setting offering a rural lifestyle whilst remaining conveniently close to Stockbridge.

LOCATION

The property is situated in the heart of the village of Nether Wallop which has a primary school, church and village hall. The nearby village of Over Wallop has a shop/post office, church and public house. Middle Wallop has a garage/store, public house and village hall. There is also an excellent garage/store in nearby Kentsboro. Just a short distance away is Danebury Iron Age Hill Fort and Danebury Vineyard. The picturesque town of Stockbridge is within 5 miles; Salisbury, Winchester and Andover are all within a 20 minute drive and offer a comprehensive range of shopping, educational and leisure facilities, as well as mainline railway stations providing fast services to Waterloo in about 1 hour and 15 minutes. There is also a mainline railway station in nearby Grateley which has excellent car parking and frequent trains to Waterloo. Basingstoke is also within a 30 minute drive, the A303 is also close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Approach

Iron gate and steps from the lane to a wide quarry tiled area with exposed brick and flint wall to one side, leading to a covered porch with overhead light and panel door opening into:

Entrance Hall

Ceramic tile flooring and pendant light point. UPVC half glazed stable style door opening onto a rear covered deck and the main garden. Oak panel door into the principal bedroom and further oak door into:

Inner Hallway	A central passageway part divided by two open archways, ceiling downlighters, spotlights and wall light points. Velux window providing natural light and ceramic tile flooring. Open arch into:
Kitchen/Breakfast Room	Corian worktops including peninsula unit with matching upstand and inset moulded sink unit with drainer and mixer tap. Range of maple fronted high-and low-level cupboards and drawers including deep pantry cupboards with pull out larder storage. Large integrated fridge. Recess and plumbing for dishwasher and integrated Miele microwave. Freestanding Zanussi double oven with four ring induction hob and coloured glass splashback over. Ceramic tiled flooring. Two large windows to the front aspect and Velux skylight. Space for breakfast table. Oak framed glazed door to side lobby. LED downlighters and inset speakers. Folding oak framed doors provide wide access into:
Living Room	A large dual aspect reception room with picture window to the side and wide glazing to the rear opening through to the conservatory providing a wonderful view of the garden and beyond. Open fireplace with slate surround housing cast iron log burning stove with raised granite hearth. Deep recessed area to one side of the chimney providing log store with backlit glass display shelving above. Wall light points. Underfloor heating. Wide folding aluminium framed glazed doors open into:
Conservatory	A substantial aluminium framed double glazed structure with vaulted glass roof and two automatic electric opening vents. Oak effect flooring continues. Underfloor heating. Stunning views over the landscaped garden, terrace, pond and valley beyond. Wide glazed doors and steps at both ends lead out to the rear terrace and garden.
Study	This room could potentially be converted into a fourth single bedroom but is currently fitted as a study with two corner desks, under counter filing cabinets, range of high cupboards and floating display shelving. Window to front aspect. Ceiling heater and LED downlighters. Infra-red ceiling panel heater.
Boot Room/Laundry	Ceramic tile flooring with fitted coat hooks to either side. Recess and plumbing for washing machine with cupboard and open fronted storage above. Main fuse board. Ceiling downlighter.
Side Lobby	Large window to the side and UPVC glazed door to outside. Space for freezer with double cupboard above.
Principal Bedroom Suite	Housed within an old barn; lower level dressing area with high ceiling and central pendant light. Window to side aspect and glazed double doors opening onto a covered deck and rear garden. Short staircase rising to the bedroom area with space for large bed and bedside tables. Two Velux skylights and wall light points. Underfloor heating. Oak door opens into:
En Suite	A well appointed fully porcelain tiled room with wash hand basin and mixer tap with double cupboard beneath. Low level WC with concealed cistern. Walk in shower with feature textured tiled side wall, overhead and handheld shower fittings, recessed shelf with glass shelving and spotlight above. Corner cupboard housing electric hot water cylinder. Chrome towel radiator. Underfloor heating. Velux skylight and mirror fronted cabinet with light above.
Bedroom Two	A large double bedroom with wide picture window overlooking the main garden. Fitted bedroom furniture including full height corner wardrobes with central mirrored section, bedside tables and wide double chest of drawers. Radiator. Ceiling LED spotlights.
Bedroom Three	A further double bedroom with matching bedroom furniture including substantial wardrobe concealed behind large sliding doors, bedside tables and double chest of drawers. Radiator. Picture window overlooking the rear garden. Ceiling spotlights.

Family Bathroom

Ceramic topped wash stand with basin, mixer tap and double cupboard beneath. Mirror above with concealed storage, heating and light. Low level WC and P-shaped bath with curved glass screen, mixer tap with shower above. Floor to ceiling tiling with ceramic tile flooring. Obscure glazed window, tall chrome towel radiator. Ceiling light point.

Outside

The property is situated at the very end of the track, which then reduces to a footpath, providing immediate country walks. Beside the front entrance there is a bike store. At the opposite end of the property a door through a rendered thatch capped wall opens to a path a steps leading past the side lobby entrance and on to the rear garden. On the opposite side of the track there are parking spaces and an open fronted double garage which has been partly divided to create concealed workshops and storage to the rear, with half covered carport areas to the front. This building has light and power connected. To the rear of the double garage there is an additional parcel of land, a small woodland garden area with substantial mature trees. Providing space for camping, hammocks, fire pit and work area. This rustic section enjoys views of the surrounding paddocks and countryside and is also where the oil tank and wood stores are located. There is also power to this area, placed at the rear of the garage.

Main Garden

A particularly attractive feature of the property with the benefit of a south facing orientation. The garden is arranged into several distinct areas including a substantial Indian sandstone terrace providing space for entertaining and enjoying views over the garden and pond. The terrace is enclosed by post and rope balustrades. Lower garden areas are arranged with lawns and gravel terraces with impressive flint edged borders planted with bulbs, shrubs and perennial flowers. There is a large ornamental wildlife pond and a range of fruit and specimen trees. A kitchen garden area includes raised beds and a corner shed. The garden is mainly enclosed by a thatched cob wall and some close board fencing, creating a sheltered environment. Immediately to the rear of the principal bedroom suite there is a raised curved deck area with covered ceiling, ideal for seating, together with a lean-to greenhouse and views over the valley.

Services

Mains water, private drainage, oil central heating. Broadband BT. **Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.**

Directions

SO20 8EP

Council Tax

Test Valley Borough Council - Band F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

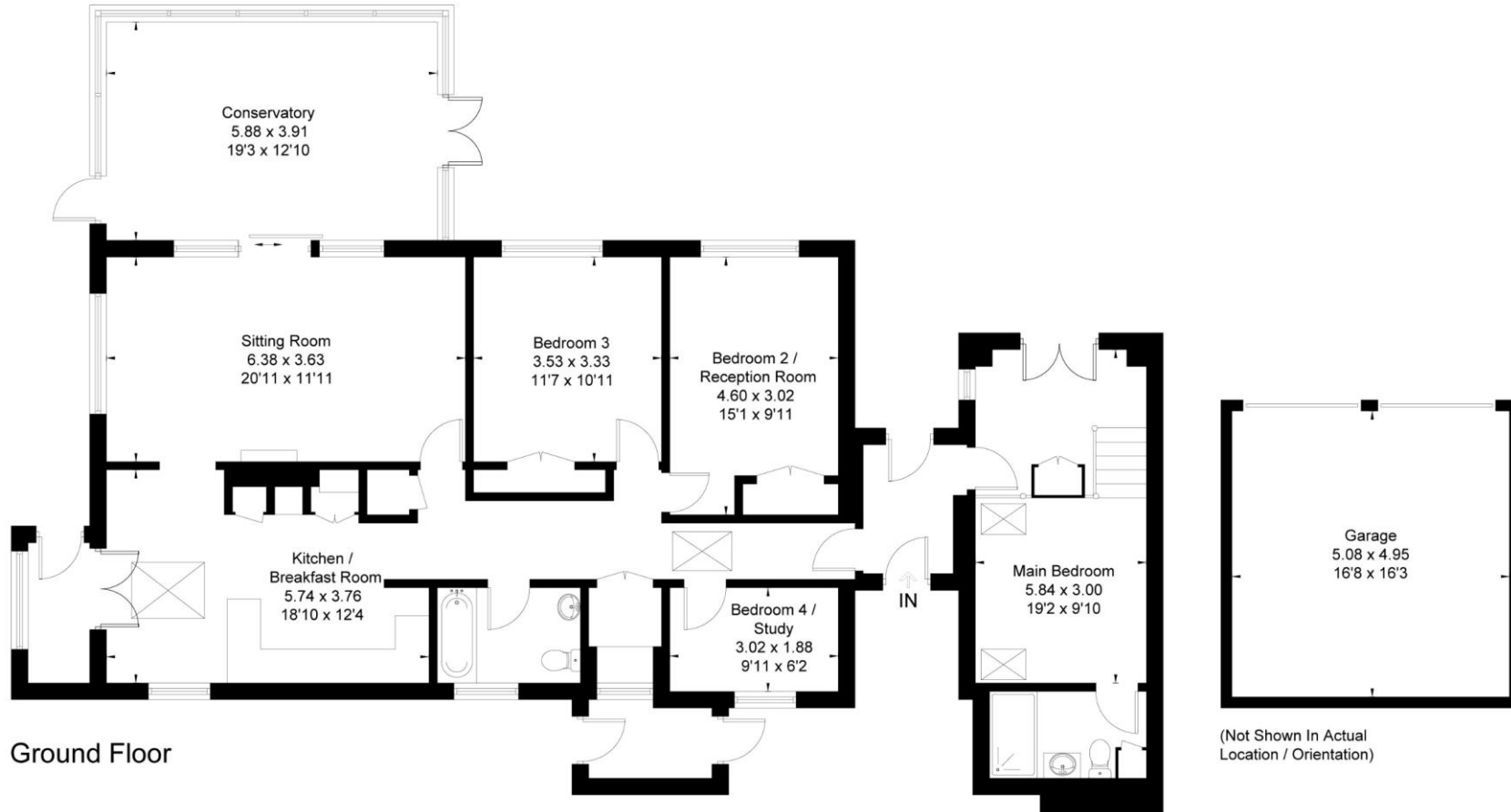
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
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Approximate Floor Area = 157.4 sq m / 1694 sq ft
 Outbuildings = 25.2 sq m / 272 sq ft (Including Garage)
 Total = 182.6 sq m / 1966 sq ft



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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		

Current: 55 D Potential: 71 C