

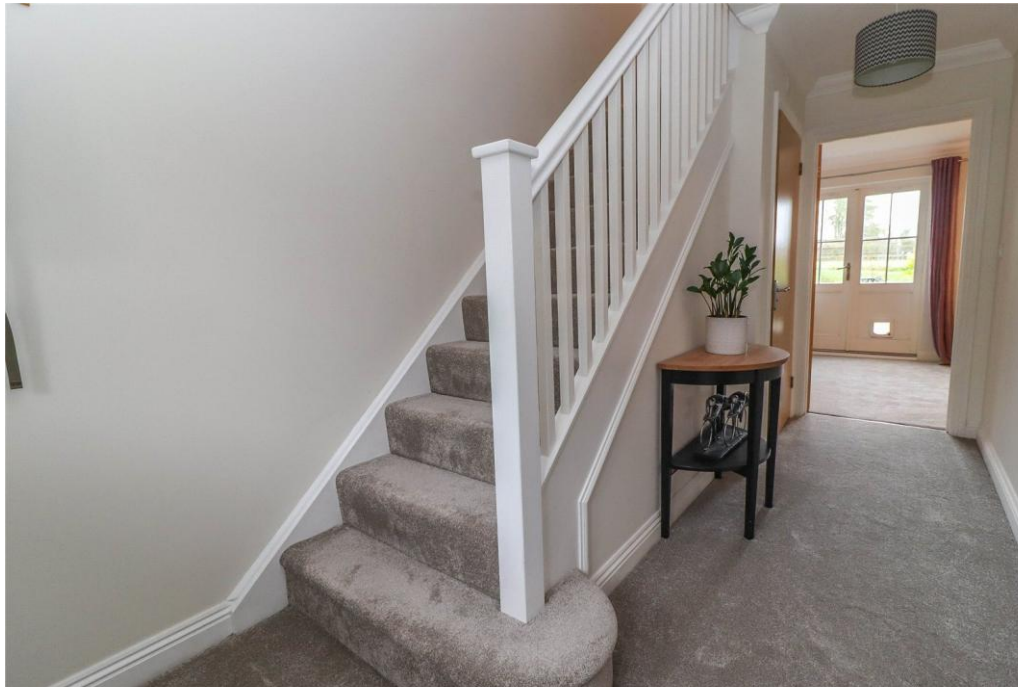


20 PRINTERS PLACE, ORANGE LANE
OVER WALLOP, STOCKBRIDGE

EVANS & PARTRIDGE











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

**A WELL PRESENTED SEMI DETACHED 3 BEDROOM HOUSE WITH OFF ROAD PARKING FOR TWO CARS, LAID TO LAWN
REAR GARDEN WITH GREAT VIEWS OVERLOOKING FIELDS AND PADDOCKS;
QUIETLY SITUATED ON THE EDGE OF THE VILLAGE IN WALKING DISTANCE OF AMENITIES**

**WELL PRESENTED ACCOMMODATION
SITTING/DINING ROOM, KITCHEN/BREAKFAST ROOM WITH GRANITE TOPS, CLOAKROOM
PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM, 2 FURTHER BEDROOMS, FAMILY BATHROOM
DOUBLE DRIVEWAY, REAR GARDEN WITH GREAT VIEWS OF FIELDS AND PADDOCKS**

OFFERS INVITED AROUND: £415,000 Freehold

DESCRIPTION

A modern semi detached house with brick elevations beneath a tiled roof. It is quietly situated on the edge of the village in walking distance of amenities. The well presented accommodation includes an entrance hall with cloakroom, sitting/dining room with French doors leading to the patio terrace and rear garden. Also on the ground floor is a kitchen/breakfast room with granite work tops. The first floor comprises a principal bedroom with en suite shower room, 2 further bedrooms and a family bathroom. There is a paved terrace, with garden laid to lawn, shed and great views overlooking fields and paddocks. The property has tandem parking for two cars on a double driveway.

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 and 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 a 20 minute drive and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Entrance	Hardwood partially glazed front door with side light and lamp to one side entering into:
Entrance Hall	Pendant ceiling lights. Doors leading to kitchen/breakfast room, sitting room, understairs cloakroom, staircase rising to first floor. Hallway also houses the electrical consumer units. Radiator.
Kitchen/Breakfast Room	Combination of wood high and low level units with granite work surfaces. Tiled splash back plus partially granite tiled splash back. Samsung four burner hob with Neff fan oven under counter. Neff integrated dishwasher, 1½ bowl stainless steel sink with central mixer tap, window to front aspect overlooking drive, space for table with downlighters and pendant lights. Integrated fridge freezer, under counter lighting, Neff extractor fan with lighting. Radiator. Porcelain tiled floor.

Main Sitting/Dining Room	Pendant ceiling lights, picture window to rear aspect and garden overlooking paddocks beyond. Radiator. French doors leading to patio terrace and the rear garden.
Cloakroom	White suite comprising of hand wash basin with central mixer. Close coupled WC, radiator, extractor fan. Porcelain tiled floor.
FIRST FLOOR	Attractive bull nose lower stair with white painted spindles and handrail.
Landing	Doors leading to bedroom one, two and three plus family bathroom and airing cupboard.
Bedroom One	Double bedroom. Ceiling pendant light, radiator, picture window overlooking rear garden and paddocks beyond. Door leading to:
En Suite Shower Room	Large shower with glass sliding door, mixer Roca hand wash basin on pedestal with storage under. Enclosed coupled WC, heated hand towel rail. Downlighters and extractor fan. Vanity mirror with backlighting.
Bedroom Two	Double bedroom. Picture window to front driveway. Pendant ceiling light, radiator, generously proportioned built in wardrobe storage with hand hanging rail and large storage shelves.
Bedroom Three/Study	Single bedroom. Picture window to front driveway. Radiator. Ceiling pendant with spot lamps. Large storage built in wardrobe over stairs with shelving.
Main Family Bathroom	Ceramic tiling with mosaic strip. White suite comprising a Roca bath with shower above and glass screen. Roca hand wash basin, enclosed cistern WC, heated hand towel rail, ceramic tiled flooring. Illuminated vanity mirror. Downlighters and extractor fan.
OUTSIDE	Brick paved driveway to side. Tandem parking with shingle leading to rear garden for two cars. Paved approach with borders to either side to storm porch and front door. Substantial double driveway for two cars leading to:
Rear Garden	Paved terrace, garden shed, central paved seating area, close board fencing to either side and post and rail to far end of garden. Garden laid to lawn with established shrubs. One main asset of the garden is the great views over open fields and paddocks.
Services	Mains water and electricity. Shared private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8JB
Council Tax	Test Valley Borough Council - Band D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

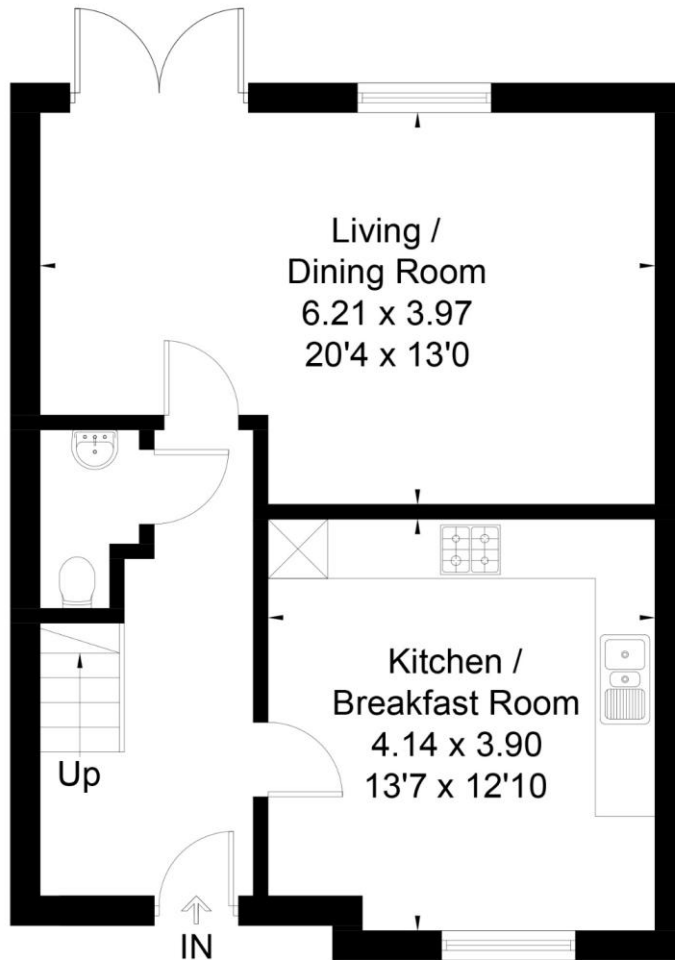
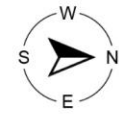
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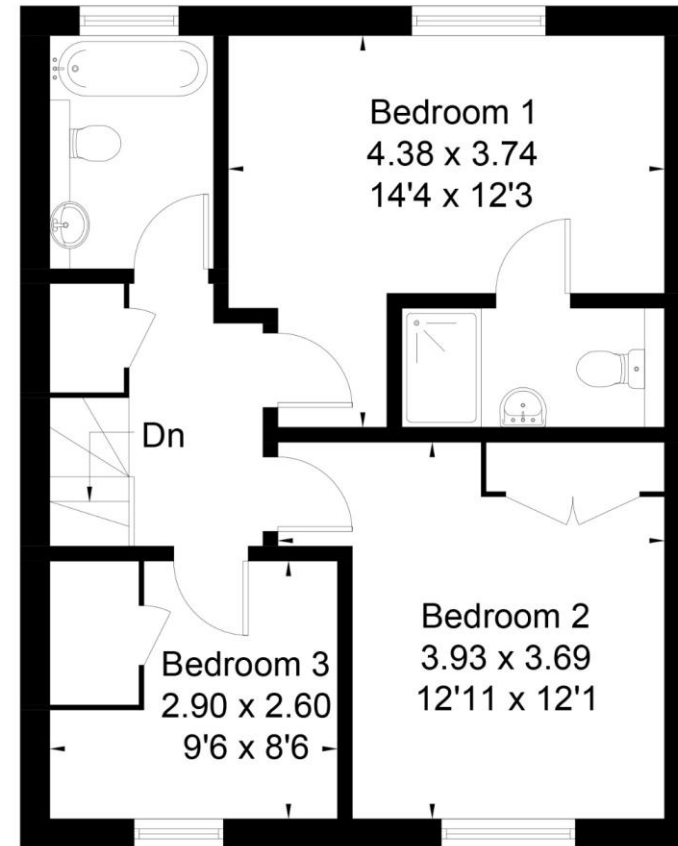
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Approximate Floor Area = 96.1 sq m / 1034 sq ft



Ground Floor



First Floor



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