



EVANS & PARTRIDGE

**EAST PARK FARM, OVER WALLOP
STOCKBRIDGE, HAMPSHIRE**















EAST PARK FARM, OVER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8DU

AN EXCITING OPPORTUNITY TO PURCHASE THIS DETACHED BUNGALOW SET IN APPROACHING 1.5 ACRES OF GROUNDS, INCLUDING A MATURE GARDEN AND ADJOINING Paddock, IN A QUIET RURAL SETTING WITH OPEN COUNTRYSIDE VIEWS AND OFFERING EXCELLENT SCOPE AND POTENTIAL

**GARDENS AND GROUNDS ABOUT 0.43 ACRES
Paddock ABOUT AN ACRE WITH SEPARATE ACCESS
WELL PRESENTED DETACHED BUNGALOW 4/5 BEDROOMS
LIVING ROOM - DINING ROOM -- KITCHEN/BREAKFAST ROOM
2 MODERN SHOWER ROOMS
PARKING AND SMALL GARAGE
SCOPE FOR EXTENSION AND REMODELLING INTO A LARGE FAMILY HOME STPP**

OFFERS INVITED AROUND: £795,000 Freehold

DESCRIPTION

A detached bungalow set in approaching 1.5 acres, situated on the very edge of the village and surrounded by farmland and countryside on a rural lane serving a number of properties before reducing to a track. The land forms a long rectangle with the bungalow sitting within a generous square garden plot of about 0.43 acres, while the adjoining paddock extends to the south and is well enclosed and laid to pasture. This property may particularly appeal to those seeking the good life or with equestrian interests, as well as offering enormous potential to extend significantly and take full advantage of the large plot, open views and rural position, while still being within easy reach of Grateley mainline station, the A303 and the nearby centres of Stockbridge, Salisbury and Andover. Whilst the potential is clear, it is important to note that the bungalow is currently very well presented and comfortable, with full double glazing and central heating, and offers well balanced accommodation including a wide hallway and central living zone with living room and fireplace, dining room and kitchen breakfast room. To one end are three double bedrooms and a modern shower room, while to the other end are two further bedrooms and another modern shower room, which could easily be reconfigured as a principal suite with dressing room and en suite.

LOCATION

This property is rurally situated on the edge of the village of Over Wallop 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 a 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

Approach

Stepping stone path from the driveway crossing the front lawn to a wide covered entrance porch with an exposed oak gallows bracket to one side and lantern style light. Oak effect UPVC door with similar half obscure glazed side panel leading into:

Reception Hall	A wide area with central pendant light point and double doors concealing a useful cloaks cupboard. Further doors lead to kitchen/breakfast room, passageway and:
Living Room	Open tiled fireplace with raised tiled hearth and oak display sill above. Substantial picture window to the front aspect overlooking garden. Central and wall light points. Coving. Small pane glazed double doors opening into:
Dining Room	Sliding glazed door with wide glazed panel to side opening onto the front terrace and garden. Central ceiling light point and coving. Door to inner hall leading through to:
Kitchen/Breakfast Room	Ceramic sink unit with drainer and central mixer tap. Stone effect roll top work surfaces mainly with tiled splash backs and a comprehensive range of high and low level oak effect cupboards and drawers incorporating deep pan drawers, a high level display cabinet and open fronted cook book shelf and power point. The units also include a tall shelved larder/pantry. AEG cooker comprising two large ovens, grill and four ring ceramic hob with light above. Integrated fridge and freezer. Recess and plumbing for dishwasher and separate recess with plumbing for a washing machine. Space for family breakfast table. Ceiling spot lights. Two wide picture windows to the rear aspect at either end of the room provide fantastic open views over the garden and adjoining farmland and countryside. Recess and Grant oil fired boiler standing on quarry tiled flooring. Central half obscure glazed door into:
Rear Lobby	Roll top work surface with cupboards above and below. Coat hooks, ceiling light point, UPVC/obscure glazed door to the rear garden. Quarry tiled flooring.
Inner Hall	Pendant light point. Ceiling coving and loft hatch. Doors to bedroom 1, bedroom 5, shower room 1 and a deep walk-in storage room with shelving and ceiling light point.
Bedroom One	A dual aspect double bedroom. Picture window to front aspect and high wide window to side aspect affording open country views. Ceiling coving. Central ceiling light point. Built-in double wardrobe cupboard.
Bedroom Five	A further dual aspect bedroom or an ideal dressing room if preferred. Wide window to rear aspect and high wired window to side aspect, each providing open country views. Coving strip light. Built in double wardrobe.
Shower Room One	White suite comprising wash hand basin with central mixer tap and double cupboard beneath. Low level WC. Generous corner shower enclosure with overhead and handheld attachments. Limed oak effect flooring. Traditional radiator/towel rail. Shaver socket. Mirror fronted cabinet. Obscure glazed window. Ceiling light point.
Passageway	Wall light points. Loft hatch. Double doors concealing an airing cupboard housing a pressurised hot water cylinder with slatted shelving to one side. Further doors to:
Bedroom Two	A large double bedroom with substantial picture window affording glorious views to rear aspect over farmland and countryside. Built-in double wardrobe and pendant light point.
Bedroom Three	A square double bedroom with window to front aspect. Built-in double wardrobe and central pendant light point.
Bedroom Four	A further double bedroom with picture window to the front aspect. Built-in double wardrobe. Pendant light point.

Shower Room Two	White suite comprising ceramic basin with mixer tap, glass sill, mirror fronted cabinet and shaver socket above. Double cupboard beneath. Corner shower enclosure with overhead and hand held shower attachments. Limed oak effect flooring. Chrome towel radiator. Obscure glazed window. Ceiling light point.
WC	WC. Obscure glazed window and limed oak effect flooring. Ceiling light point.
OUTSIDE	The property is situated off a quiet rural lane. Splayed access and five bar gate onto a tarmac driveway providing parking and leading to:
Attached Single Garage	Constructed of brick elevations beneath a felt roof with up-and-over door to front. Window to side. Light and power connected. Fuse box. Obscure glazed personnel door to the rear where there is a wide covered porchway leading out to the rear garden.
Front Garden	Laid to level lawn with well stocked herbaceous borders and established mature mixed hedging screening the lane. A patio area with surrounding screen block walling lies to the front corner.
Rear Garden	Laid to gently sloping lawn enjoying fabulous open aspect to the rear over immediately adjoining farmland providing an uninterrupted rural view across fields and toward trees. Apple tree and four raised vegetable beds, aluminium greenhouse, potting shed and oil tank.
Side Garden	A further large area of gently sloping lawn with mature trees to one end and a compost area in one corner. Equally good views are enjoyed over surrounding countryside and there is the benefit of a further five bar gate out onto the lane.
Paddock	Permanent pasture well enclosed by post and wire and hedged boundaries. This has a separate field access gate from the lane and pedestrian gate leading into the rear garden. A wide laurel hedge currently divides the side garden and paddock.
Agents note	An overage provision shall apply to the paddock land for 30 years from completion. If planning permission is granted and implemented for any use other than as a paddock or garden ancillary to the existing dwelling, the new owner (or their successors in title) shall pay to the current owner (or their successors in title) 30% of the uplift in value resulting from that permission. This provision does not restrict development of the land, but any increase in value arising from such development shall be shared in accordance with this clause.
Services	Mains water, private drainage and oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8DU
Council Tax	Test Valley Borough Council - Band E

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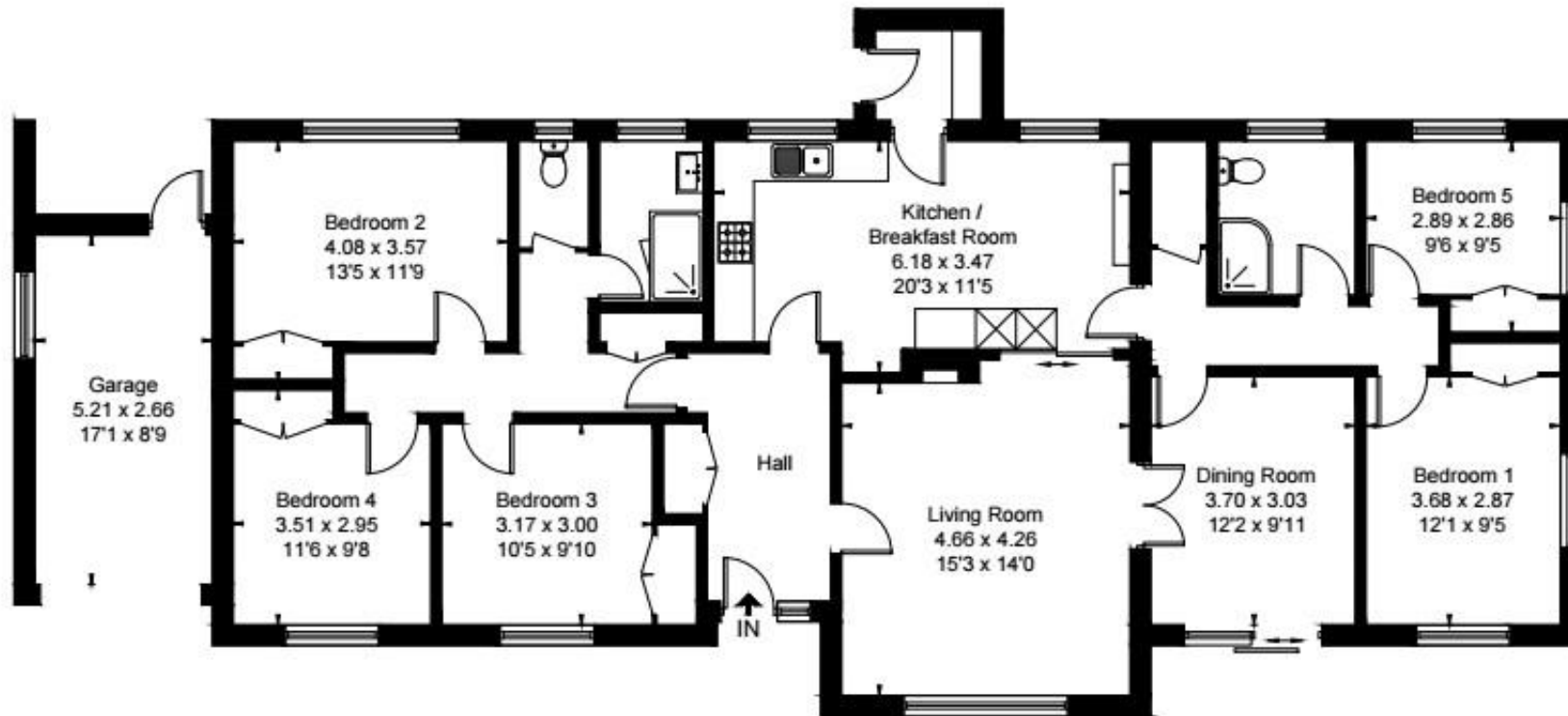
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 149 sq m / 1604 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 162.9 sq m / 1754 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	56 D
39-54	E		
21-38	F		
1-20	G		