



EVANS & PARTRIDGE

**ORCHARD BARN
NETHER WALLOP, STOCKBRIDGE**















ORCHARD BARN, FARLEY STREET, NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8EQ

A MOST IMPRESSIVE BRAND NEW CONTEMPORARY SINGLE-STOREY HOME OFFERING EXCEPTIONALLY SPACIOUS, LIGHT-FILLED ACCOMMODATION WITH VERY HIGH CEILINGS, STYLISH FINISHES, RURAL VIEWS AND A NEAR HALF-ACRE PLOT, TUCKED AWAY WITH A LONG PRIVATE GATED DRIVEWAY

**OPEN PLAN LIVING - WELL-APPOINTED KITCHEN
PRINCIPAL BEDROOM WITH LARGE DRESSING ROOM AND EN SUITE
TWO FURTHER DOUBLE BEDROOMS AND MAIN BATHROOM
GARDENS AND GROUNDS OF ABOUT HALF AN ACRE
PRIVATE TUCKED AWAY VILLAGE SETTING - COUNTY WALKS
HIGHLY INSULATED - TRIPLE GLAZED - AIR SOURCE HEATING - UNDERFLOOR THROUGHOUT**

OFFERS INVITED AROUND: £995,000 Freehold

DESCRIPTION

This brand new home enjoys an enviable edge of village setting, accessed via a long gated drive that gently climbs the side of the valley to a slightly elevated position overlooking a south facing garden, with rear views across paddocks and direct access to a footpath, while Nether Wallop itself offers an excellent network of countryside walks. Designed to a high specification, the property combines efficiency with a clean, contemporary style, sitting naturally within its landscaped surroundings with modern hardwood cladding, matt grey aluminium windows, doors, roofing and fascias, and substantial triple glazed windows; alongside wide sliding doors that flood the interior with natural light and frame beautiful views. Internally, the sense of space is enhanced by vaulted ceilings and additional light from electric Velux windows. With accommodation comprising a large central hall and cloakroom, an impressive open plan living area leading onto a modern veranda with a luxury kitchen, separate utility and boot room, study and a well separated bedroom wing; featuring a superb principal suite, two further bedrooms and a bathroom. All making this an exceptional home that must be viewed to be fully appreciated.

LOCATION

The property is situated in the village of Nether Wallop which has a primary school, church and village hall. 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 Fort. 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

Wide Indian sandstone path leads to a covered entrance with inset LED down lighters. A substantial matt grey aluminium door with full height glazed panel to one side leading into:

Reception Hall

Wide coir mat at threshold. Herringbone limed oak effect flooring. Central pendant light point and side down lighters. Detailed skirting boards and part high profile ceiling with further LED down lighters. Open access into inner hall leading through to the bedrooms and bathrooms. Oak panelled door to cloakroom and large aluminium frame glazed wall and door leading into the living area.

Cloakroom	Well appointed with feature full height textured porcelain tiled wall with a wall hung vanity unit having a circular basin, corner mixer tap, heated electric mirror above and wide drawer beneath. Low level WC with concealed cistern and wide display sill above. Window to front aspect. Limestone effect porcelain tiled flooring and part tiled walls. LED down lighters and extractor fan.
Living Area	A most impressive and substantial L-shaped arrangement providing a substantial living room to one end and stunning kitchen/breakfast room with adjoining dining/family area to the other.
Living Room	Wide aluminium framed sliding doors, almost to the full width of the room, providing access onto a contemporary veranda, affording fabulous views over the main garden, mature trees and toward countryside beyond. High vaulted ceiling with pendant and LED light points, feature wall and herringbone limed oak effect flooring. Oak panelled doors conceal a study and a separate utility with adjoining boot room.
Kitchen/Breakfast/Dining Area	Polished quartz work surfaces with similar upstand. Inset ceramic 1½ bowl sink unit with quartz drainer and brass Quooker instant boiling water mixer tap. Wide display sills above with concealed LED lights. Comprehensive range of two tone pastel coloured Shaker style high and low level cupboards and drawers incorporating a double fronted housekeeper's cupboard/larder with herb racks to the doors. Comprehensive open fronted shelving, wine racking and glass hanging with soft closed drawer, basket shelving and additional storage below, all with automatic internal lighting. Integrated fridge and freezer. Integrated Bosch oven with grill and Bosch combination oven above. Integrated Bosch dishwasher and recycling store. Large central quartz topped island with long breakfast bar to one side, wine cooler at the end and cupboards beneath. The other side of the island has been dedicated to a range of deep useful soft close pan drawers. Inset Bosch multi zone induction hob with central flush extractor. High vaulted ceiling with pendant and LED down lighters. Electric Velux to front aspect with electric remote controls and integrated blind. Full width opening into dining area: triple aspect with wide aluminium framed sliding doors almost to the full width of the room to the front aspect, overlooking the main area of garden, with a fabulous view between the mature trees towards farmland and countryside. Large fixed window to side aspect. Limed oak effect flooring throughout. Profile ceiling and LED down lighters.
Study	Window to rear aspect overlooking the rear garden and towards a paddock. Herringbone limed oak effect flooring. Detailed skirting boards and central ceiling light point.
Utility Room	Long polished quartz work surface with central ceramic sink and brass mixer tap with similar upstand. A range of light grey pastel coloured high and low level cupboards and drawers including a deep double fronted tall pantry. Recess and plumbing for washing machine with separate recess for tumble dryer. Picture window with view towards paddock. Limed oak effect flooring. LED down lighters. Extractor fan and wide opening into:
Boot Room	Built in bench with drawer beneath and coat hooks above. Doors and sliding doors to one end provide additional storage and also houses service plant including a large pressurised hot water cylinder, the manifold for all the underfloor heating. Detailed skirting boards. Herringbone oak effect flooring. Aluminium framed glazed door opening to the rear garden. LED down lighters.
Inner Hall	High profile ceiling with substantial central front facing Velux light with electric remote controls and integrated blind, LED down lighters to either side. Limed oak effect flooring. Painted detailed skirting and architraves. Oak panelled doors to:
Principal Bedroom	Entrance hall area and deep alcove to one side providing space for dressing table/sideboard. Full width opening into a double bedroom with high profile ceiling. Central pendant light point and surrounding LED down lighters. Three striking full height windows all enjoying open views over the rear garden and towards the paddock beyond. The central window is fixed with openers to either side window. High double doors conceal a mezzanine storage area. Oak panelled door to en suite shower room. Open walkway into a large built in dressing room with open fronted storage to one side providing long and short hanging as well as open fronted box shelving. Space for seat and sideboard. High ceiling with LED down lighters.

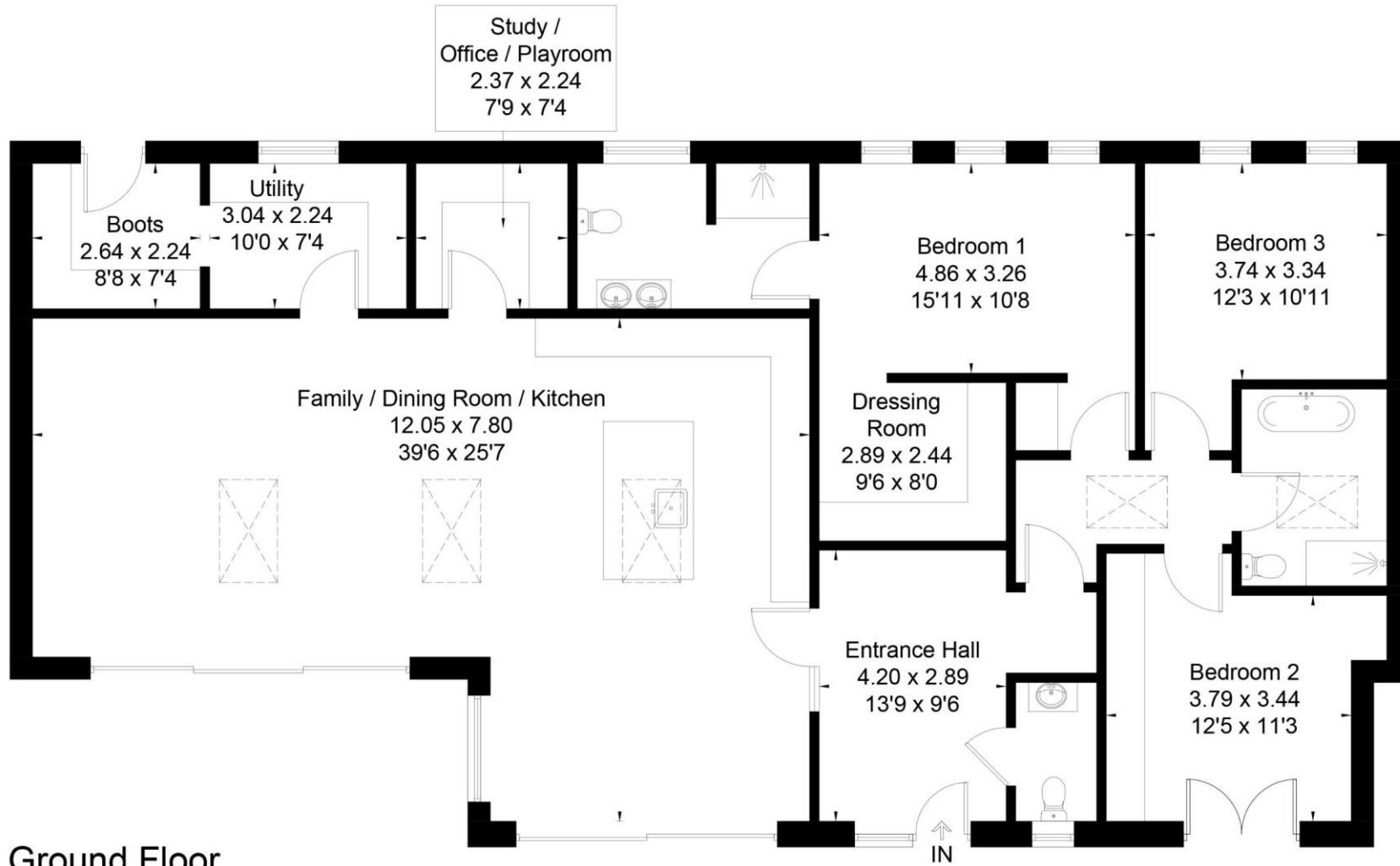
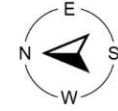
En Suite Bathroom	Generously proportioned and well appointed with a textured tiled feature wall to one end, wide display sill above and low level WC with concealed cistern. Ceramic twin bowl sink unit each with brass mixer tap and double drawers beneath with an arched electric mirror above. Sliding door into large fully tiled shower enclosure with overhead and hand held attachments. Long bottle recess with slate effect back and concealed LED down lighter. Porcelain lime effect flooring and part tiled walls. Picture window to the rear aspect with open views. Towel radiator. High profile ceiling with LED down lighters.
Bedroom Two	Double bedroom with aluminium framed double doors opening onto the front aspect, garden and country views. Pendant light point. Wide alcove ideal for built in/free standing furniture. Part high profile ceiling with LED down lighters.
Bedroom Three	A further double bedroom with high profile ceiling. Pendant and LED down lighters. Two striking full height windows to the rear aspect overlooking the garden and paddock beyond; one fixed glass, the other with opener. High double doors conceal mezzanine storage cupboard.
Family Bathroom	Well appointed with contemporary double ended part roll top feature bath with flush raised mixer tap and hand held shower attachment. Textured porcelain tiled feature wall with sill over and three long pendant light points above. Ceramic basin topped wash stand with mixer tap, electric mirror over and three drawers beneath. Low level WC with concealed cistern and similar textured feature wall above. Generous corner curved glass/tiled shower enclosure with overhead and hand held attachments. Bottle recess with concealed lighting. Porcelain effect tiled flooring and part tiled walls. High profile ceiling with large electric Velux with electric remote controls and integrated blind. LED down lighters. Extractor fan. Towel radiator.
OUTSIDE	The property is accessed off an attractive rural lane toward the northern end of Nether Wallop. Splayed access leading to substantial electric hardwood gates onto a long hedge lined driveway which curves round and extends to the front of the property where there is generous parking and turning areas screened by hedging plants. There is a large surrounding front garden. This has been seeded, the majority of which will be laid to lawn featuring mature large trees with a number of young fruit and specimen trees, recently planted. A sandstone path extends to the front of the property connecting the parking area and widening to a generous terrace at one end and extending beneath the contemporary veranda detail; from here attractive views are enjoyed.
Rear Garden	Also generously proportioned to gently sloping recently seeded grass rising to the rear boundary. A Sandstone paved path links around the property. Boundaries are enclosed by young hedging, part Laurel at one end and post and rail fencing with stock wire and a corner gate giving direct access onto a rural footpath.
Services	Mains water, private drainage and air source heat pump. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8EQ
Council Tax	TBC

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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Approximate Floor Area = 195.3 sq m / 2102 sq ft



Ground Floor



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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: 78 C Potential: 84 B