



EVANS & PARTRIDGE

**11 PRINTERS PLACE
OVER WALLOP**











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

**A WELL PRESENTED SEMI DETACHED 3 BEDROOM HOUSE WITH OFF ROAD PARKING FOR TWO/THREE CARS,
PRIVATE WESTERLY FACING REAR GARDEN PARTIALLY LAID TO LAWN WITH PATIO AND TERRACING;
QUIETLY SITUATED ON THE EDGE OF THE VILLAGE IN WALKING DISTANCE OF AMENITIES**

**RECENT NEW KITCHEN
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM, TWO FURTHER BEDROOMS AND FAMILY BATHROOM
PRIVATE WESTERLY FACING REAR GARDEN
GRAVEL PARKING AREA AT FRONT FOR 2/3 CARS**

OFFERS INVITED AROUND: £410,000 Freehold

DESCRIPTION

A modern mid terrace house with brick elevations beneath a tiled roof. The well presented accommodation includes a reception hall with cloakroom, good sized living room which opens into the garden. Also on the ground floor is a recently updated kitchen/dining room. The first floor comprises a principal bedroom with en suite, two further bedrooms and a bathroom. The property has a compact and low maintenance garden that is well enclosed and terraced, and separate off road parking for 2/3 cars.

LOCATION

The property is situated in the heart of 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 there is a primary school and wine shop in Nether Wallop. Grateley mainline railway station is within a five 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 minute drive away and has local shops, Co-op/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

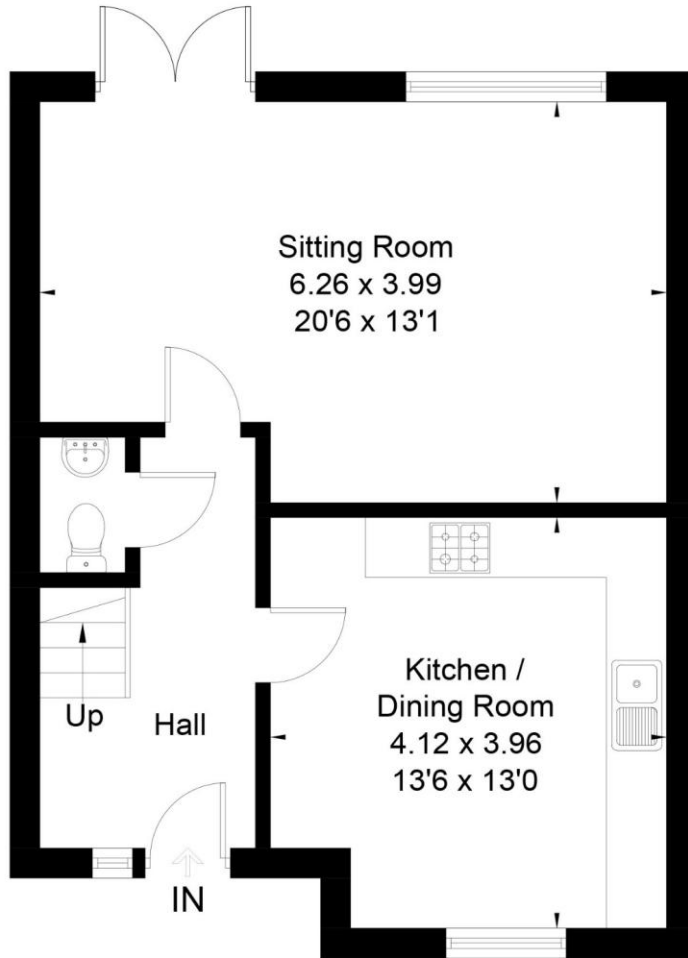
Approach	Paved approach with single step leading to partially glazed front door with side light and light to side. Borders to both sides lead to:
Entrance Hall	Stairs leading to first floor. Doors to kitchen, sitting room and toilet.
Kitchen	Well appointed and recently replaced kitchen comprising of shaker style units and drawers with quartz work surfaces and splash backs. Tiled ceramic floor. Picture window to front aspect with plantation shutters and radiator beneath. Butler style sink with central mixer tap. Under counter combination Neff fan oven with Neff induction hob and stainless steel extractor fan above. Attractive display sills above. Space for large American style fridge freezer. High and low level cupboards to one wall. Integrated Lamona washer dryer.
Hallway	Pendant ceiling light point. Radiator. Consumer units. Wood effect flooring.
Cloakroom	White suite with close coupled toilet. Radiator. Extractor fan. Ceiling light. Hand wash basin with tiled splash back. Ceramic tiled floor.

Sitting Room/Dining Room	Part glazed French doors leading to garden. Picture window with display sill and radiator beneath overlooks garden. Pendant ceiling light points. Wood effect flooring. Space for dining table.
Landing	Doors leading to bedroom one, two and three, family bathroom and airing cupboard. Airing cupboard houses electric Elite boiler, Ariston pressurised Megaflor hot water cylinder. Pendant ceiling light point. Loft hatch/alarm.
Principal Bedroom	Double bedroom. Pendant ceiling light point. Picture window to rear garden with display sill. Radiator. Door leading to:
En Suite	White suite comprising large walk in shower with chrome mixer tap and rail above. Roca close coupled WC and hand wash basin with medicine storage cupboard beneath. Light and shaver point. Heated towel rail. Extractor fan. LED downlighters.
Bedroom Two	Double bedroom. Picture window to front aspect with display shelf. Radiator. Pendant ceiling light point. Built in storage/cupboard wardrobe.
Bedroom Three	Single bedroom. Picture window to front aspect with display shelf. Radiator beneath. Pendant ceiling light point. Generous sized storage cupboard over stairwell, ideal for airing clothes.
Family Bathroom	Tiling throughout. Rocca bath with mixer shower above and glass shower screen. Close coupled WC with storage cupboards and medicine shelf. Roca wash hand basin with central mixer tap. Light and shaver point. Obscure glass window to rear aspect. Extractor fan. Ceiling downlighters. Heated towel rail.
Rear Garden	Private westerly orientated rear garden with attractive established shrubs, perennials and trees. Paved area for table and seating. Wooden garden shed for storage. Partially laid to lawn. Close board fences to both sides. Steps and terracing to rear of garden which incorporate brick and railway sleeper terraces that allow an additional seating area. Note: The garden orientation is good and very private.
Front	To the front of the property there is an additional gravelled area for car parking with brick surround walls. Note: This is owned by the property.
Services	Mains water, private drainage and electric heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Agents Note	Annual maintenance charge approximately £1,800 per annum
Directions	SO20 8JB
Council Tax	Test Valley Borough Council - Band D

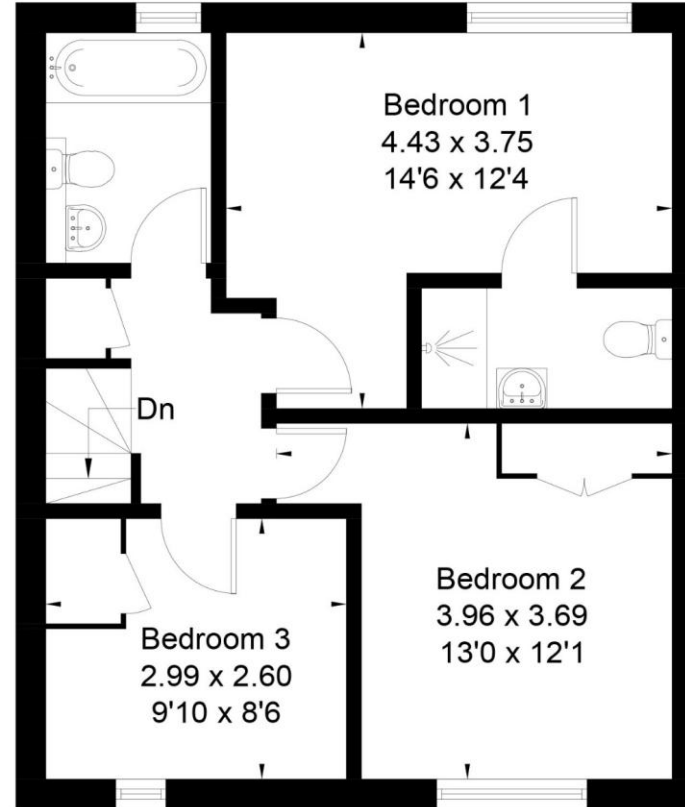
VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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Approximate Floor Area = 94.3 sq m / 1016 sq ft



Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	62 D
21-38	F		
1-20	G		