



**EVANS & PARTRIDGE**

**CARTREF, SALISBURY LANE  
OVER WALLOP, STOCKBRIDGE**















# **CARTREF, SALISBURY LANE, OVER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8JL**

**A COMPLETELY REMODELLED AND EXTENDED FOUR-BEDROOM DETACHED BUNGALOW, OFFERING BEAUTIFULLY PRESENTED ACCOMMODATION WITH A STYLISH, CLEAN, MODERN FINISH, SET WITHIN APPROXIMATELY A QUARTER OF AN ACRE ON THE EDGE OF THE VILLAGE**

**NEAR GRATELEY MAINLINE STATION  
LONDON WATERLOO IN ABOUT 1HR 20MINS  
CLOSE TO PLAYING FIELDS AND COUNTRY WALKS  
CHURCH - SHOP/PO - PUB  
LIGHT AND AIRY LIVING - FOUR BEDROOMS  
GENEROUS DRIVE AND AMPLE PARKING**

**OFFERS INVITED AROUND: £745,000 Freehold**

## **DESCRIPTION**

A spacious detached bungalow standing in the middle of a level quarter-acre plot, featuring a secluded south-westerly facing rear garden and generous driveway to the front. In recent years, the present owners have completely remodelled and updated the home. The property has coloured smooth rendered elevations beneath a mainly tiled roof with some flat roof areas. The well-planned accommodation includes a central hallway, a living room with bay window and open fireplace, a dining room, and a highly appointed kitchen/breakfast room featuring a large central island and doors opening onto the garden, together with a separate utility room. The bedroom accommodation is positioned away from the living areas and comprises four double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and en suite, while the second bedroom is also en suite and the remaining two are served by a family bathroom. Outside, there is a useful outbuilding divided into a gym area and garden store

## **LOCATION**

The property is situated within the village of Over Wallop which has a garage, public house and recently renovated village hall. There is a primary school in Nether Wallop and the adjacent village of Over Wallop has a post office/store, church and public house. Stockbridge, a 10 minute drive away, offers a variety of shops, a post office, hotels and public houses, churches, a doctor's surgery and primary and secondary schools. Andover has a mainline railway station providing fast services to Waterloo as well as Grateley (which is within a 5 minute drive). The cathedral cities of Salisbury and Winchester are both within about a 25 minute drive and the A303 is close at hand allowing convenient access to London and the West Country.

## **ACCOMMODATION**

### **Approach**

Splayed driveway with parking for multiple vehicles leads through electric gates into an extensive driveway laid to gravel with low level sleeper retainers and well established beech hedges to either side with security lighting. There is an additional area laid to lawn with established evergreen trees and shrubs to the front aspect.

<b>Porch</b>	Oak framed porch with gallows brackets and ceramic tiled floor leads to front door. LED downlighters. T & G composite front door leads into:
<b>Entrance Hall</b>	Doors leading to bedrooms and family bathroom. Polished concrete flooring and attractive Venetian style plastered walls. LED downlighters, smoke alarm. Loft hatch. Archway leads into:
<b>Reception Room</b>	Focal point is the centrally positioned open fireplace with granite hearth and mantel above. Large bay picture window to front aspect. Ornate decorative radiator. Tracked ceiling mounted spot lamps. Polished concrete floors. Windows to side aspect. Archways to either side of fireplace leading to:
<b>Dining Room</b>	French doors leading to south facing garden terrace. Picture window overlooking rear garden. Polished concrete floors. Decorative contemporary radiator. Ceiling pendant light points. Archway leading into:
<b>Kitchen Breakfast Room</b>	Highly appointed and attractive grey contemporary low level storage units and cupboards. 20mm quartz work surfaces. Two Integrated dishwashers. Clearwater stainless steel recessed sink with Insinkerator and central mixer tap. Storage shelf above. An impressive large central island/breakfast bar incorporating twin multi function fan ovens with warming drawers below. Integrated bin storage. Elica induction hob with recessed extractor fan. Breakfast bar with storage cupboards beneath. Contemporary track mounted spot lamps. Decorative contemporary radiator. Lime wash oak engineered flooring. Bi-folding doors leading to garden terrace plus two floor to ceiling picture windows overlooking garden. Part glazed door to front driveway. Integrated storage cupboard housing HarveyArc water softener, oil fired boiler, space for microwave and air fryer. Archway leads to:
<b>Utility Room</b>	High and low level storage with white ceramic Butler sink. Central mixer tap. Quartz work surfaces. Recess and plumbing for washing machine and tumble dryer. Window to front aspect with quartz display sill. Lime wash oak engineered flooring. LED ceiling downlighters. Access hatch to services cupboard.
<b>Main Bedroom</b>	A large double bedroom incorporating en suite wet room and walk in dressing room. Large picture window to rear aspect with display shelf. Attractive half height wood panelling to one wall. Decorative contemporary radiator. Polished concrete floor. Ceiling pendant light point.
<b>Walk-In Wardrobe</b>	Walk-in wardrobe with ample hanging space and storage drawers. Ceiling downlighters.
<b>En Suite Wet Room</b>	Comprising floor to ceiling tiles with walk in shower/wet room with rain head and handheld shower attachment. Recessed vanity shelf. Close coupled WC. Ceiling downlighters. Extractor fan. Obscure glass window to side aspect. Double sinks with mixer taps, vanity storage beneath and vanity mirrors above. Heated towel rail. Polished concrete floor.
<b>Bedroom Two</b>	Large double bedroom with picture window to front driveway. Ceiling pendant light point. Decorative contemporary radiator. Polished concrete floor. Attractive hinged sliding door leads to:
<b>En Suite Shower Room</b>	Tiled floor to ceiling. Shower enclosure with folding glass door. Mixer valve with rain head and handheld attachment. Tiled splash backs with display shelf. Vanity hand wash basin. Close coupled WC. Polished concrete floor.
<b>Bedroom Three</b>	Double bedroom with large picture window overlooking front aspect. Ceiling pendant light point. Decorative contemporary radiator. Polished concrete floor. Feature recessed display shelf to one aspect.

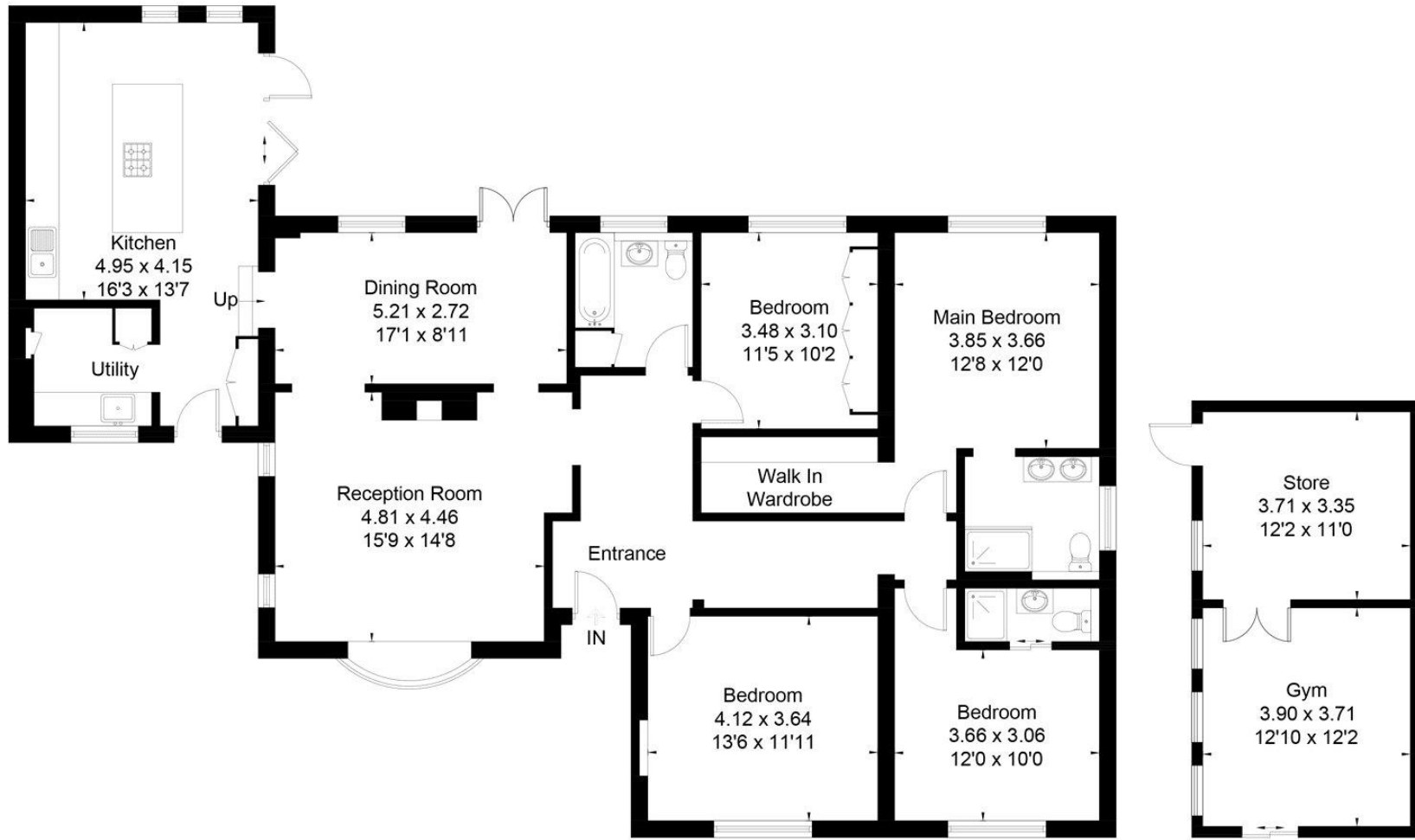
<b>Bedroom Four</b>	Double bedroom. Large picture window to rear aspect overlooking garden. Ceiling downlighters. Decorative contemporary radiator. Space for large wardrobes. Polished concrete floor. LED.
<b>Family Bathroom</b>	Comprising of floor to wall tiling with deep fill bath and central mixer tap plus shower with rain head above. Glass shower screen. Extractor fan. LED downlighters. Obscure glass window with display shelf. Hand wash basin with central mixer tap. Rack. Close coupled WC. Heated towel rail.
<b><u>OUTSIDE</u></b>	
<b>Rear Garden</b>	South facing level rear garden mainly laid to lawn split into two areas. Main lawn adjacent to the entertaining terrace with established hedging and close board fencing plus a number of established trees. Sleeper retainer border to terrace ideal for herbs. Access via gate to the side of the property leads to the front drive. Central focal point is the attractive well established birch tree. Chestnut post and rail fencing leads to another area laid to lawn with crazy paved path and a large store ideal for storing tools. split into two rooms incorporating a gym. Constructed of prefabricated concrete panels under corrugated fibre pitch roof. There is an outside tap and lighting on the rear terrace.
<b>Services</b>	Mains water. Private drainage. Oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SO20 8JL
<b>Council Tax</b>	Test Valley Borough Council - Band E

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
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Approximate Floor Area = 163.1 sq m / 1755 sq ft  
 Outbuilding = 27.4 sq m / 295 sq ft  
 Total = 190.5 sq m / 2050 sq ft



### Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108669

(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 D	37 D
21-38	F		
1-20	G		