



EVANS & PARTRIDGE

BROOKWOOD
NETHER WALLOP, STOCKBRIDGE















BROOKWOOD, FARLEY STREET, NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8EL

A DETACHED BUNGALOW WITH A STRIKING MODERN TWO STOREY BARN-STYLE REAR EXTENSION, OFFERING SPACIOUS AND BEAUTIFULLY PRESENTED ACCOMMODATION IN A QUIET ELEVATED SETTING WITH OPEN VIEWS, LARGE LANDSCAPED GARDENS, A DOUBLE GARAGE AND AMPLE PARKING.

**QUIETLY SITUATED ON THE EDGE OF THE VILLAGE
OVER A THIRD OF AN ACRE GARDEN
ELEVATED VIEWS - DIRECT ACCESS TO COUNTRY WALKS
UNIQUE BARN STYLE EXTENSION
LARGE PRINCIPAL BEDROOM SUITE
LONG DRIVE - PARKING - GARAGE - CARPORT**

OFFERS INVITED AROUND: £825,000 Freehold

DESCRIPTION

A deceptively spacious detached home set above the lane with the appearance of a large bungalow, the property reveals an impressive two storey barn style extension to the rear; this newer section features a high vaulted ceiling and a largely glazed rear wall overlooking the garden and surrounding countryside. The ground floor comprises of a rear hall, boot room/laundry, cloakroom, and a spacious living/informal dining area opening directly into the kitchen; while the entire first floor is dedicated to a principal bedroom suite with adjoining dressing/sitting area, walk in wardrobe and ensuite. The original bungalow includes a front reception hall/sun room, sitting room with fireplace and log burner, dining room, well appointed kitchen, and two double bedrooms served by a spacious modern bathroom. Set in over a third of an acre, the property enjoys landscaped gardens and a quiet edge of village position with open views to the front towards a small lake and trees, and to the rear across farmland and paddock.

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

Entrance

Located to the front of the property, outside lighting and semi circular raised block paved terrace leads to UPVC/glazed double doors into:

Reception Hall/Sun Room

A spacious glazed reception area with large windows to either side of the entrance doors, providing views across the landscaped front garden across the lane to water meadow trees and small lake. Engineered oak flooring, recessed built in dresser, high level display shelving, double cupboard below. Ceiling and wall light points. Doors to the sitting room, kitchen, bedrooms two and three, and the family bathroom.

Sitting Room	Feature fireplace with log burning stove set on a raised granite hearth. Wide bay picture window to the front aspect with views towards the water meadow and lake. Ceiling coving and central ceiling light point. Wide opening into:
Dining Room	Bay picture window to the front aspect with attractive views. Ceiling coving and central ceiling light point. Glazed door leading into:
Living Room	A large and light reception room with a barn style feel and high vaulted ceiling to one end. Full height oak framed glazing and glazed double doors open onto the rear terrace and garden. Polished travertine tiled flooring and additional oak framed corner windows to the rear and side aspects. Space for seating and informal dining furniture with contemporary pendant lighting above. Turning staircase with oak balustrade rising to the first floor. Wide opening connecting to:
Kitchen	Polished granite work surfaces with matching upstands and window sill. A comprehensive range of wall and base cupboards and drawers, including glazed display cabinets, shelving with plate racks and bottle storage. Stainless steel twin bowl sink unit with central mixer tap and polished granite drainer. Integrated Neff oven and grill with combination oven above and warming drawer below. Four ring induction hob with stainless steel splashback and curved glass and stainless steel extractor hood with lighting over. Space and plumbing for an American style fridge freezer and dishwasher. Picture window to the rear aspect. Ceiling downlighters. Panel door to a larder with shelving, lighting, and housing meter and fuse box. Further obscure glazed door leading to:
Rear Hall/Laundry/Boot Room	Oak panel door to a wide covered entrance porch leading to the driveway, rear terrace and garden. Window overlooking the rear garden. Plumbing for a washing machine with space above for a tumble dryer. Additional work surface with cupboard above. Grant oil fired boiler located under. Full height broom cupboards. Ceramic tiled flooring, downlighters, and panel door to:
Cloakroom	White suite comprising wash hand basin with tiled splashback, mixer tap and cupboard below, low level WC, former tiled shower area currently not in use. Coat hooks and shelf above. Ceramic tiled flooring, ceiling light point, extractor fan and wall mounted fan heater.
Bedroom Two	A spacious double bedroom with wide bay picture window to the front aspect enjoying views towards the lake and countryside. Comprehensive range of full height fitted wardrobes across one wall. Central pendant light point.
Bedroom Three	Double bedroom with picture window to the rear aspect and central ceiling light point.
Family Bathroom	White suite comprising large P shaped bath with mixer shower and glazed screen, wash hand basin and low level WC. Wide mirror with obscure glazed window above, storage cupboards to either side. Tubular towel radiator, ceramic tiled flooring, part tiled walls with decorative feature tiling, downlighters.
FIRST FLOOR	Oak staircase rising directly into an impressive principal bedroom suite incorporating an office/sitting area, walk in wardrobe and en suite shower room.
Office/Sitting Area	Vaulted ceiling with exposed oak framework. Large glazed panels overlooking the rear garden and countryside beyond. Oak topped balustrade overlooking the living area. Velux skylights. Ceiling fan and light mounted to the collar beam. Spotlights and wide opening into:
Principal Bedroom	A substantial double bedroom with vaulted ceiling and exposed oak framework. Views to glazed rear elevation providing open outlook across the rear garden and countryside beyond. Additional skylight window to the side aspect. Ceiling fan and light mounted to the collar beam. Opening to:

Walk In Wardrobe	Long hanging rails, spotlights and alcove suitable for a chest of drawers. Panel door to:
Ensuite	Fully tiled walls and flooring with decorative feature tiling. White suite comprising wash hand basin with mixer tap and mirror above, low level WC with concealed cistern, and large curved glazed shower enclosure with mixer shower. Velux window to the side aspect, downlighters, extractor fan and chrome towel radiator.
<u>OUTSIDE</u>	
Approach and Parking	The property is approached from the village lane via a long herringbone block paved driveway rising past the front garden. Sleeper retaining borders to one side and stone edging and plants to side boundary. Five bar gate opening onto an extended block paved driveway providing ample parking and access to the double garage and adjoining carport, timber frame with plastic roof.
Double Garage	Rendered and brick elevations beneath a part tiled and part corrugated roof. Electric up and over door to the front, light and power connected, and obscure glazed personal door to the side.
Front Garden	Curved gravel pathway leading to the front entrance and terrace with views towards the lake. Gently sloping lawns with stocked shrub borders, flowering cherry tree and roses trained to the front elevation. The front garden enjoys an elevated aspect towards over the lane to trees.
Rear Garden	Generous sandstone terrace accessed from the rear porch and living room, suitable for outdoor seating and entertaining. Brick retaining walls with planted borders above and central sandstone steps rising to a gently sloping lawn with surrounding herbaceous borders. Gravel and flower beds to the rear boundary, archway with climbing plants and roses, and space for seating. Part of the rear boundary is enclosed by post and rail fencing, allowing views across paddock land beyond, with remaining boundaries screened by planting. A vegetable garden area includes a greenhouse, shed and space for planting. Timber gate providing direct access to a public footpath and surrounding countryside walks.
Services	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.
Directions	SO20 8EL
Council Tax	Test Valley Borough Council - Band E

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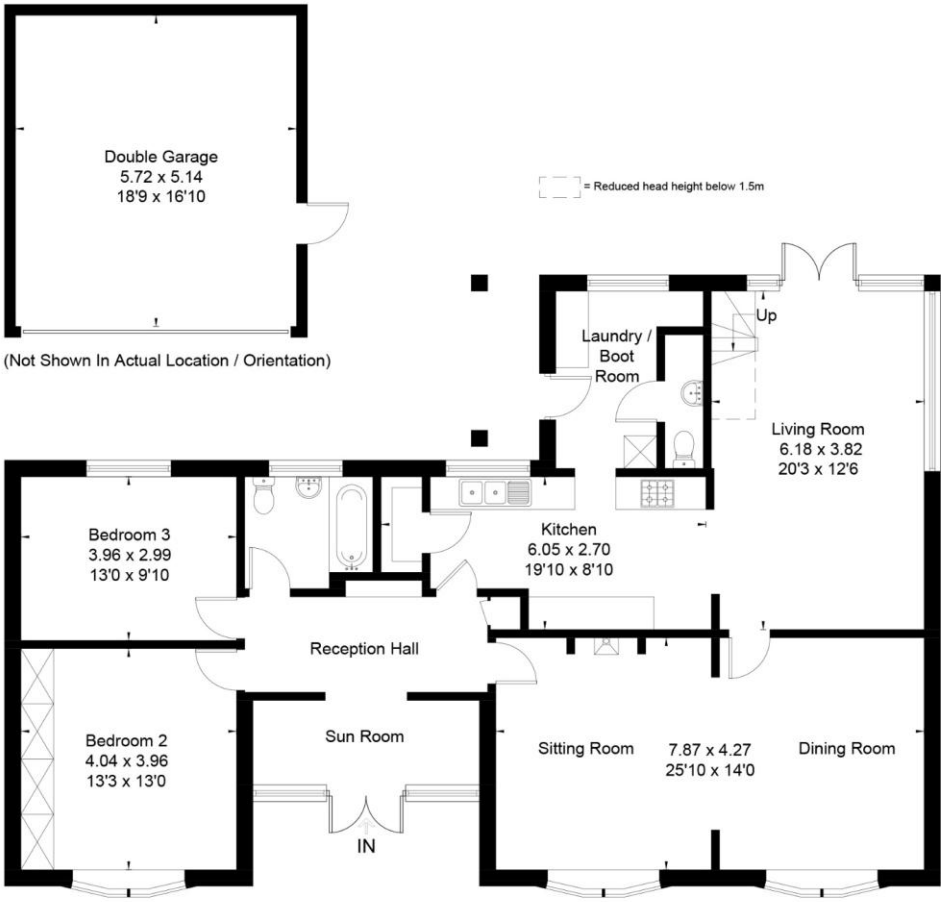
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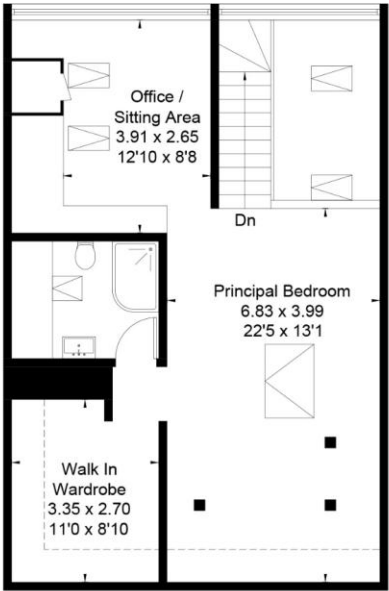
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Approximate Floor Area = 204.6 sq m / 2202 sq ft
Garage = 29.3 sq m / 315 sq ft
Total = 233.9 sq m / 2517 sq ft



Ground Floor



First 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 #109000

