



EVANS & PARTRIDGE

FLINT COTTAGE
NETHER WALLOP, STOCKBRIDGE











FLINT COTTAGE, FIVE BELLS LANE, NETHER WALLOP, HAMPSHIRE, SO20 8EN

A CHARMING SEMI-DETACHED PERIOD COTTAGE THAT HAS BEEN FULLY RESTORED AND TASTEFULLY MODERNISED,
WITH OFF-ROAD PARKING AND A LANDSCAPED SOUTH WESTERLY FACING GARDEN
SITUATED OFF A QUIET LANE IN THE HEART OF THIS SOUGHT AFTER VILLAGE, CLOSE TO THE GREEN BORDERING THE
WALLOP BROOK

ENTRANCE PORCH, RECEPTION HALL, SITTING ROOM, GARDEN / DINING ROOM, FITTED KITCHEN
TWO DOUBLE BEDROOMS, NEWLY FITTED SHOWER ROOM
OFF-ROAD PARKING
MANAGEABLE WELL ENCLOSED SOUTH WESTERLY FACING REAR GARDEN

OFFERS INVITED AROUND: £395,000 Freehold

DESCRIPTION

A semi-detached cottage constructed of attractive brick and flint elevations with a brick extension to the rear all beneath a slate roof. All the windows have been replaced with timber double glazed Hampshire cottage style windows; a highly efficient and silent electric boiler has also been installed recently, allowing the large oil tank to be removed from the rear garden and the oil boiler from the kitchen. The accommodation comprises a reception hall, dual aspect sitting room with log burner, upgraded kitchen with renewed appliances and an adjoining garden/dining room. To the first floor, off a central landing, there are two double bedrooms and a good size newly fitted shower room. The easily maintained garden is well enclosed with a south westerly aspect and there are also two off-road parking spaces opposite the cottage.

LOCATION

The property is situated in a quiet peaceful lane near the centre of the village of Nether Wallop which has a primary school, church and village hall. A Post Office/store, church and public house can be found in the neighbouring village of Over Wallop and nearby Middle Wallop also has a public house and two petrol stations with shop facilities. Salisbury, Winchester and Andover are all within a twenty 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 1hr 15 mins. 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, and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Entrance Porch

Wide covered porch to side of cottage. Outside light. UPVC door with obscure glazed fan light leading into:

Reception Hall

Oak effect flooring. Turning staircase rising to first floor. Ledged and braced pine latch doors to sitting room and kitchen.

Sitting Room	Good size dual aspect reception room. Recently installed Heta rolled steel log burning stove with slate hearth and display sill above. Two windows to front aspect. Two window to side aspect either side of chimney breast. Two pendant light points. Coving. Low pine latch door into understairs storage cupboard with coat hooks.
Kitchen	Well appointed. Porcelain 1½ bowl sink and drainer unit with mixer tap. Long oak effect roll top work surfaces with similar upstand and tiled splashbacks. Undercounter Bosch oven and grill. Four ring Bosch induction hob with tiled splash back and stainless steel hood above. Range of pastel colour washed high and low level cupboards and drawers incorporating deep pan drawers and full height shelved larder style cupboard. Recesses for fridge/freezer and slimline dishwasher. Recess and plumbing for washing machine. Ceramic tiled floor. LED down lighters. Plinth heater connected to central heating. Window to side aspect. Half glazed stable door into:
Garden/Dining Room	Constructed of brick plinths supporting UPVC double glazed elevations beneath a profile glass roof. Quarry tiled floor. Space for dining table. Door opening onto rear garden. Upright traditionally styled radiator. Wall lights.
<u>FIRST FLOOR</u>	
Landing	Exposed balustrade overlooking stairwell. Window to side aspect. LED down lighters. Exposed upright timber with beam above. Ledged and braced pine latch doors to bedrooms, bathroom and cupboard housing new slimline electric boiler and pressurised hot water cylinder with expansion tank and slatted shelving.
Bedroom One	Dual aspect double bedroom. One window to front aspect and two windows to side aspect. Ledged and braced latch door into wardrobe cupboard with rail and shelf. Pendant light point.
Bedroom Two	Dual aspect double bedroom. One window to rear aspect overlooking the garden and a further window to side aspect. Ceiling light point.
Bathroom	Modern white suite comprising white glass moulded basin with two deep drawers beneath. Mixer tap, wide tiled sill and electric mirror above. Low level WC with concealed cistern. Opening to side of frameless glass screen into large walk in shower area with mixer shower and non-slip shower tray. Slate effect flooring. Floor to ceiling porcelain tiling. LED downlighters. Tall chrome dual fuel towel rail. Loft hatch. Obscure glazed window to front aspect with wide display sill beside shower with half glass screen. Electric underfloor heating.

OUTSIDE	The property fronts onto the village lane near a beautiful open green area used by the villagers with benches and picnic tables beside the Wallop Brook. There is a parking area on the opposite side of the lane which is used by two neighbours, Flint Cottage has the benefit of two allocated parking spaces. A path at the end of the cottage leads to the main side entrance and beyond a timber gate opens into:
Rear Garden	Attractively landscaped and comprises split level natural sandstone terraced areas with light gravel borders. Timber and brick edging. Space for plants. Flowering Morello cherry tree. The boundaries are well enclosed by tall close boarded fencing to one side by a tile capped cream washed block wall, trellis, climbing plants and Wisteria. Lantern style lights.
Services	Mains water, private drainage. Electric heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SO20 8EN
Council Tax	Test Valley Borough Council - Band D

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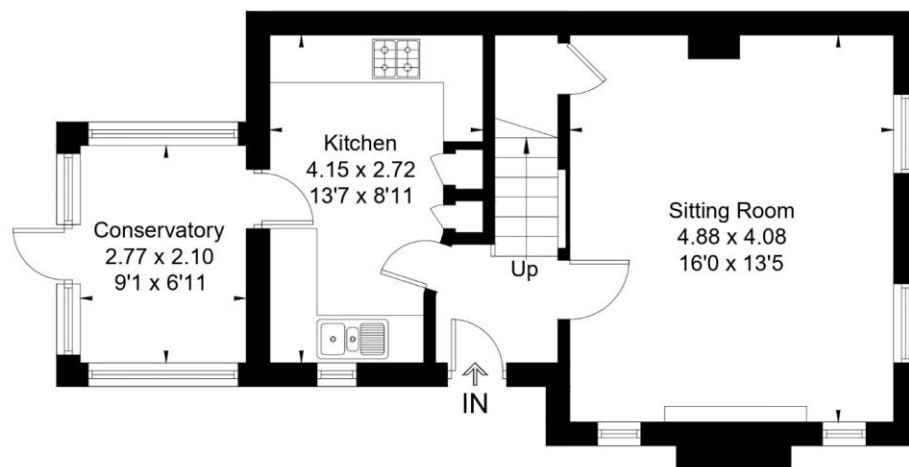
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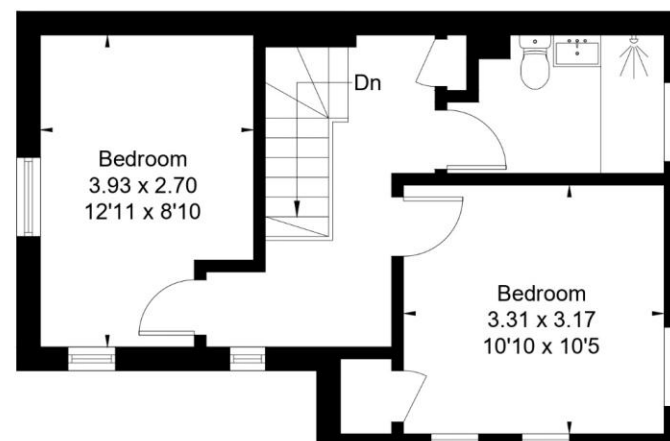
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Approximate Floor Area = 77.8 sq m / 837 sq ft



Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	44 D	
21-38	F		
1-20	G		