
EVANS & PARTRIDGE
RINGWOLD COTTAGE
NETHER WALLOP






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COTTAGE






























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RINGWOLD COTTAGE, FARLEY STREET, NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE,

A LARGE AND WELL PRESENTED SEMI DETACHED PERIOD COTTAGE FEATURING AN EXCELLENT OPEN PLAN KITCHEN/DINING ROOM, SEPARATE SITTING ROOM AND FOUR BEDROOMS (ONE EN SUITE) SITUATED ON THE EDGE OF THE VILLAGE CLOSE TO STOCKBRIDGE AND GRATELEY STATION

HALL AND CLOAKROOM - DUAL ASPECT SITTING ROOM WITH OPEN FIRE
STUNNING LARGE KITCHEN/DINING ROOM WITH LOG-BURNER
UTILITY/BOOT ROOM AND COVERED STORE WITH LAUNDRY
FOUR BEDROOMS - EN SUITE - FAMILY BATHROOM
ENCLOSED LANDSCAPED GARDEN - GARAGE/WORKSHOP - PARKING

OFFERS INVITED AROUND: £545,000 Freehold

DESCRIPTION

Ringwold Cottage is situated on the edge of Nether Wallop, an attractive, long village with an excellent community and surrounded by country walks. This large semi-detached cottage has smooth rendered elevations beneath a slate roof, while the original cottage features thick cob walls and wide window sills. Set perpendicular to the road, it has off-road parking for two or three cars at the gable end. A narrow passage leads to the rear of the cottage, where there is a covered storage area and back door, while the main, well-enclosed garden extends to the front and enjoys a south-easterly aspect. A large, useful garage/workshop is located in the front garden; if not required by the new owners, its removal would substantially increase the garden area. The characterful accommodation includes an entrance hall and cloakroom, a sitting room with doors to the garden and an open fire, and an impressive open-plan kitchen/dining room, ideal for entertaining, with a fireplace and log burner at one end and a utility/boot room to the side. Upstairs, the principal bedroom has an en-suite shower room, and three further bedrooms are served by a family bathroom.

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	Access off drive to wide covered entrance porch on exposed decorative gallows bracket. Lantern style light to one side. UPVC door with integral obscure and leaded glazed decorative panel leading into:
Entrance Hall	Small window to front aspect. Oak effect flooring. Downlighter. Wide opening leading into open plan kitchen incorporating living/dining area. Door to:

Cloakroom	Wash hand basin with corner mixer tap. Metro tiled splash back and cupboard beneath. Display sill to one side. Low level WC. Obscure glazed window to side aspect with tiled sill. Oak effect flooring. Wide alcove with space for coat hooks and boots. LED ceiling spot lights.
Kitchen with Living/Dining Area	A substantial main room ideal for family life and entertaining. KITCHEN: Roll top granite effect work surfaces and a range of high and low level cupboards and drawers with deep pan drawer. Rangemaster with two large ovens, separate grill and warming area, five zone LPG hob with electric hotplate to one side. Contemporary extractor fan and light over. Recess and plumbing for dishwasher. Oak effect flooring. Space for dresser or sideboard to one wall. Small pane window to the front aspect. LED downlighters. Open doorway leading through to utility and front facing stable door with high level bull's eye glazed panel leading out to the main garden. Full width opening into: LIVING / DINING AREA: Oak effect flooring continues. Tall open brick fireplace housing large cast-iron log burning stove on raised slate hearth that extends to one side with space for dog bed, and exposed beam above. A high cupboard to one side of the chimney breast houses the LPG fired boiler. Space for large dining table and seating furniture. Further small pane window to the front aspect overlooking the landscaped garden with deep display sill. Central ceiling light point. Opening to a turning staircase with wide half landing rising to the first floor with narrow door to deep understairs store. Ledged and braced latch door leading into:
Sitting Room	A well proportioned yet cosy dual aspect reception room. Open brick fireplace with inset Jetmaster fire on raised quarry tiled hearth. Oak display sill and beam above. Recess to one side of chimney breast. Small pane glazed double doors open onto the main garden. Picture window to gable end. Wall light points. Alcoves ideal for freestanding or built-in furniture.
Utility	A spacious room. Roll top work surface with inset circular stainless steel sink unit. Mixer tap, metro tiled splash back and cupboard beneath. Room for tall free-standing double cupboard to one end. Further space for tall fridge freezer. Window to rear aspect. Ceiling light point. Back door leading out to:
Covered Laundry Area	A useful outbuilding with a timber frame and polycarbonate roof where there is space and plumbing for a washing machine and room beside for tumble dryer. Shelving and additional generous storage. An external part obscure glazed door leads to a rear passage with access at one end to the drive.
FIRST FLOOR	Long central landing. Pendant light point over stairwell. Velux skylight to rear aspect. Further pendant light points. Loft hatch. Door to airing cupboard housing hot water cylinder with slatted shelving above. Further doors to:
Principal Bedroom	A square shaped double bedroom with window to the front aspect. Deep display sill. Pendant and wall light points. Wide alcove ideal for comprehensive built-in or freestanding bedroom furniture. Further door and step down into:
En Suite Shower Room	White suite comprising pedestal wash hand basin. Low level WC. Large corner glass/tiled shower enclosure with electric Mira Jump shower. Limed oak effect flooring. Velux skylight. LED downlighters. Towel radiator. Wall mounted fan heater.
Bedroom Two	Small pane window to the front aspect with deep display sill. Double doors conceal a large wardrobe. Pendant light point.
Bedroom Three	Small pane window to front aspect overlooking the main garden. Double doors conceal a large wardrobe. Pendant light point. Small loft hatch.

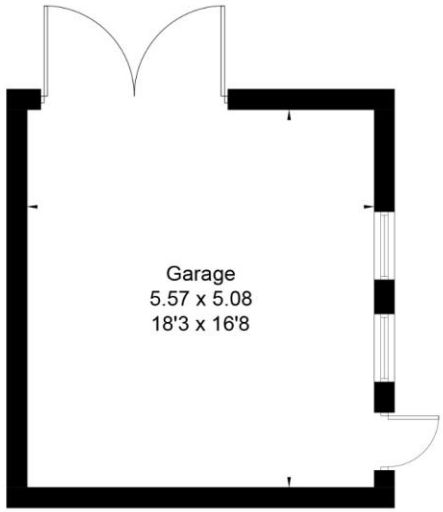
Bedroom Four	Currently used as a study. Wide small pane picture window to gable end. High level alcove with long built-in book display shelving. Pendant light point. Built-in corner wardrobe.
Family Bathroom	White suite comprising panelled bath with mixer tap/handheld shower attachment to one end. Washstand. Ceramic basin with mixer tap. Tiled splash back. Double cupboard beneath. Low level WC. Chrome heated towel rail. Part tiled walls. Stained glass internal window. Fan heater. LED downlighters. Obscure glazed window to side aspect.
OUTSIDE	The house is positioned 'end on' to the lane where a wide access leads onto an L shaped gravelled hardstanding with space to park three vehicles. The end wall is screened by a painted block wall with shrubs and climbing plants, access to front entrance and gateway to rear passage.
Main Garden	This extends to the front of the house where there is a paved terrace ideal for barbeques and sunbathing. Shingle borders, raised planters, small brick edged ornamental pond, and a level lawn with well stocked herbaceous border full of perennials and shrubs. Small log store. LPG oil tank screened to one corner.
Garage/Workshop	To the rear corner of the garden there is a large timber frame and clad building, which is totally open plan inside and comprises of a generous single parking bay and workshop area. PARKING BAY: Barn style double doors open out to a side driveway where there is vehicular access. Fluorescent strip lights. Power points. WORKSHOP: Picture window to side aspect overlooking garden. Further strip light. Space for work bench. Power points. External door opening into the rear garden.
Services	Mains water and electricity. LPG heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Broadband/Mobile Coverage	As there are different providers for both services, please can we recommend that to gain accurate information you refer to Ofcom to investigate the availability of each service. If you have specific questions we will endeavour to ascertain an answer upon request.
Directions	SO20 8EQ
Council Tax	Test Valley Borough Council - Band E

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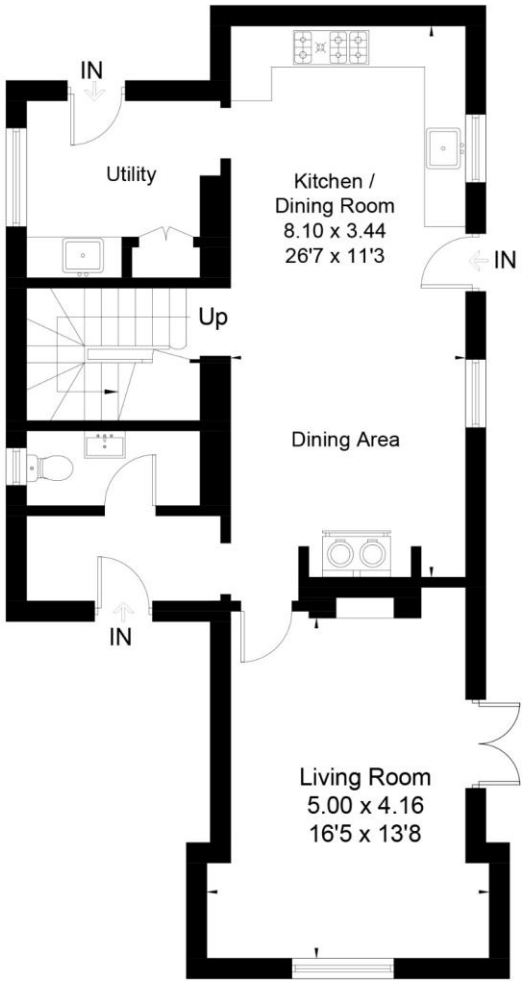
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Approximate Floor Area = 138.3 sq m / 1489 sq ft
Outbuilding = 28.3 sq m / 304 sq ft
Total = 166.6 sq m / 1793 sq ft

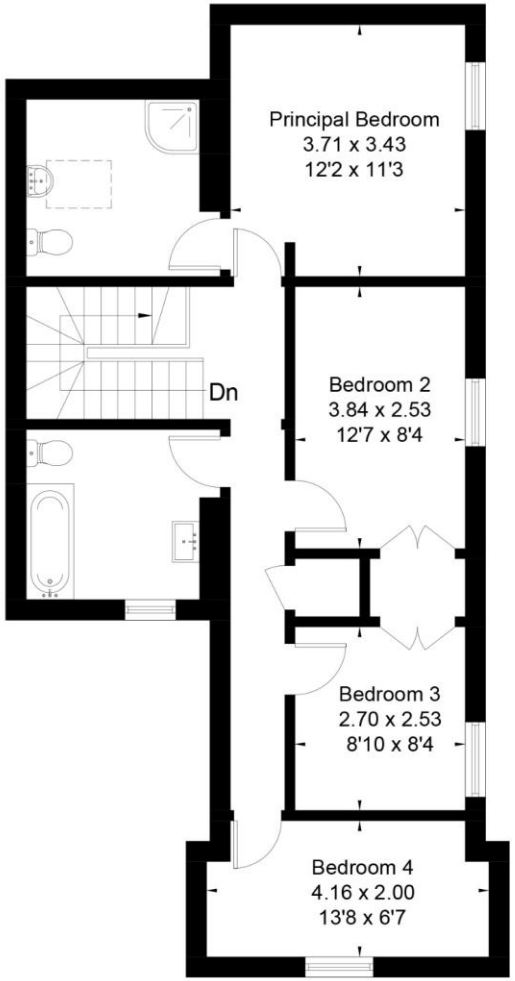


Outbuilding

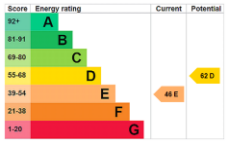
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Location / Orientation)



Ground Floor



First Floor



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