



Suddern Cottages, Salisbury Lane, Over Wallop, Stockbridge, Hampshire, SO20 8JJ

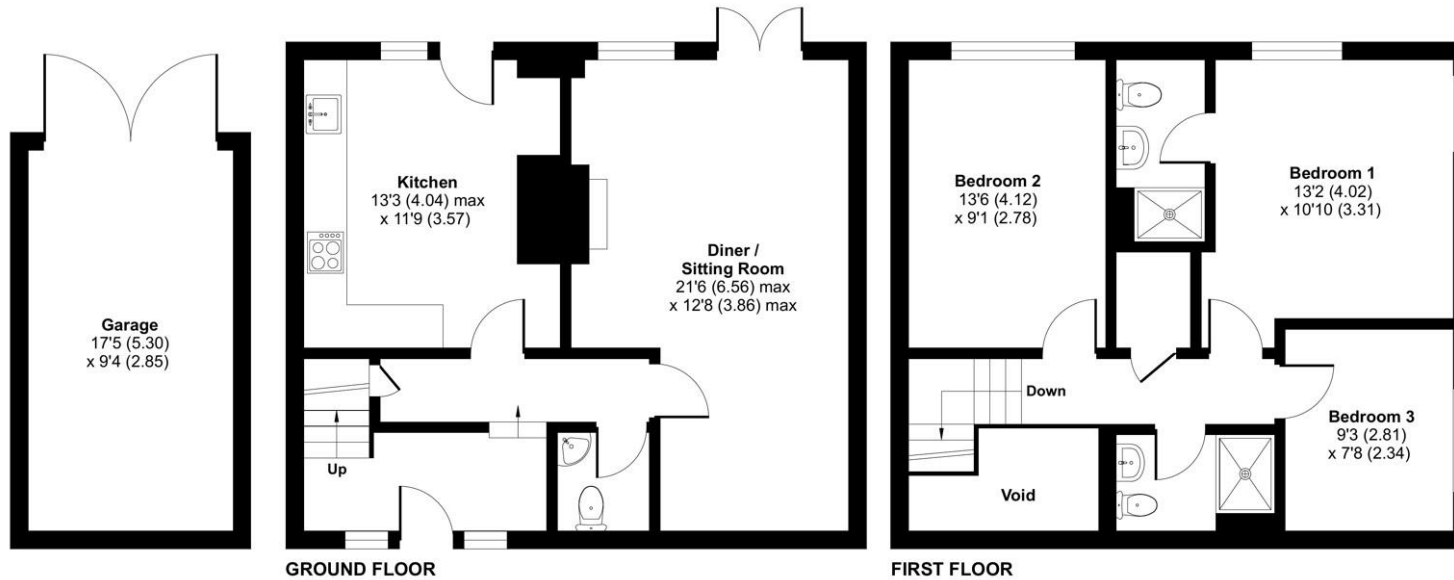


ACCOMMODATION

This charming three-bedroom cottage, dating back to the 1800s, was originally part of an agricultural barn and has since been converted into a delightful mews-style residence. Nestled in one of Hampshire's most sought-after villages, the property offers a serene retreat surrounded by picturesque countryside, with a plethora of rural trails and bridle paths right at its doorstep. Originally sympathetically converted in 1991, this home has undergone tasteful upgrades over time, retaining its historic charm while offering modern comforts. More recently the current owners have installed new hardwood sash windows, and new flooring to the entrance hall, and the sitting/dining room. The recently installed UPVC front door with glazed side panels open into the gallery styled hallway which sets a wonderful tone to the cottage. A modern shaker style kitchen, with complementary wooden work surfaces boasts high quality AEG integrated appliances including a dishwasher, four ring induction hob and fridge and freezer in addition to a charming inset Belfast sink. To the right there is a generous sitting/ dining room, spanning the length of the home, providing ample space for seating as well as a dining table and chairs. This focal point for this space is the painted brick fireplace, adorned by a wood-burning stove. Both the kitchen and the sitting room have French doors that open onto the rear garden. A useful cloakroom completes the ground floor. The turning staircase leads to a bright landing leading to three double bedrooms which are well proportioned with the principal benefitting from a dual aspect and ensuite shower room. The further two bedrooms are served by a shower room with double cubicle wash hand basin, WC and heated towel rail. The property is accessed via a courtyard with ample parking for each dwelling and four visitor spaces with a garage in a block and an adjacent parking space. The walled rear garden is very secluded with attractive patio area with the remainder mainly laid to lawn flanked by established shrub borders. The aspect of the property means it enjoys sunlight through the front door illuminating the hallway and landing in the morning and then late morning to sunset uninterrupted sun in the garden and patio. Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate, Oil fired heating.



Approximate Area = 1030 sq ft / 95.6 sq m (excludes void)
 Garage = 163 sq ft / 15.1 sq m
 Total = 1193 sq ft / 110.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1110604



SITUATION

Despite its rural setting, the property benefits from exceptional communication links, with the A30 nearby offering quick access to Salisbury and major road networks leading to London. Situated in the picturesque village of Over Wallop, an area of outstanding natural beauty with open countryside, footpaths and bridleways offering the recreational opportunities of fishing, shooting, riding and cycling. Over Wallop has its own village shop and post office with a welcoming inn, whilst The Wallops host primary school and choice of public houses. It is approximately 5 miles northwest of Stockbridge which is a quintessentially English town with a thriving town centre of wonderful shops, a traditional inn, restaurants and a network of footpaths and bridleways for walking and riding in the surrounding countryside. The cathedral cities of Salisbury and Winchester are approximately 12 and 16 miles away respectively and both have a more comprehensive range of shops, bars and restaurants. Road and rail connections are excellent with Grateley railway station located only 2 miles away with direct access to London Waterloo and the A30, A303 and A36 are also easily accessible; Southampton Airport offers both national and international flights. Schooling is typically outstanding, the local catchment schools are Wallop Primary School and Test Valley School. Independent schools include Norman Court (West Tytherley), Chafyn Grove, Salisbury Cathedral School and Godolphin School (Salisbury) plus The Pilgrims' School, Winchester College and St. Swithun's School (Winchester). Coast and country lifestyle pursuits are catered for as the South Downs National Park, The New Forest, Jurassic Coast and the West Country are within striking distance.



SPECIFICATION

- A three bedroom mews cottage converted from a barn house
- Great charm and character with a modern layout
- Three double bedrooms
- Cloakroom, family shower room and ensuite
- Ideally situated in a rural setting but with easy reach of communication links
- Presented to a high standard
- Modern fitted kitchen with integrated appliances
- Attractive mature garden

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band E

GUIDE PRICE

Asking Price £460,000

TENURE

Freehold

Annual Service Management Charge: £150

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.