





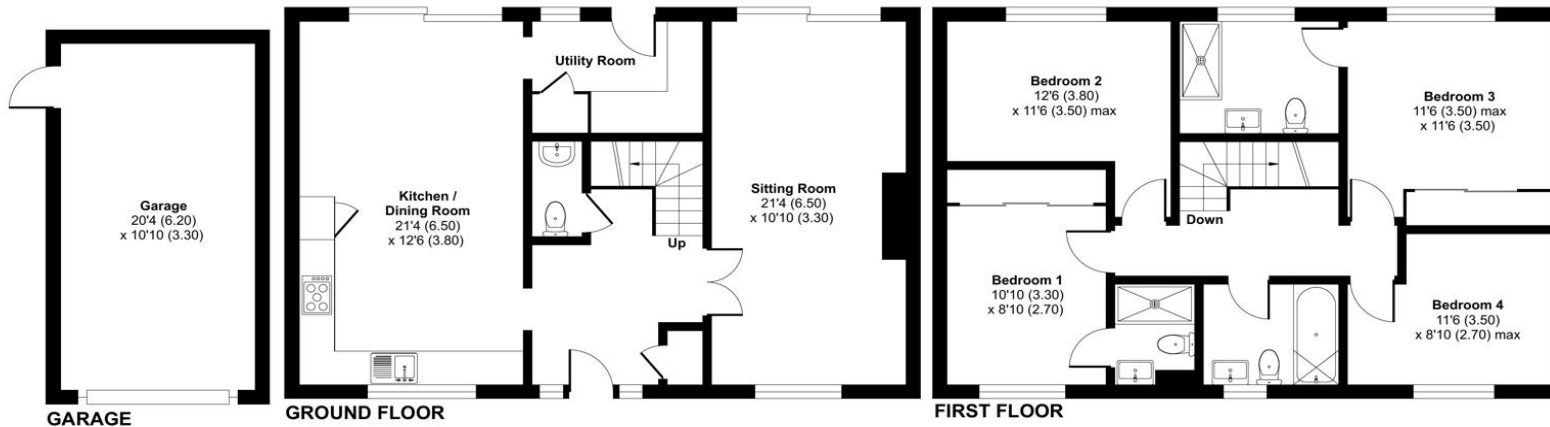


## ACCOMMODATION

Nestled in the desirable village of Over Wallop, this exquisite detached family home, crafted by Bargate Homes in 2017, offers the perfect blend of modern luxury and serene country living. Beautifully presented throughout and occupying a generous plot, the property boasts an enviable and secluded position. Upon entering, you are welcomed by a spacious entrance hall featuring a convenient storage cupboard and a stylish guest cloakroom. Double doors lead into a bright and roomy dual-aspect sitting room, complete with a charming log burner and patio doors that open onto the inviting rear garden. The heart of the home is undoubtedly the expansive contemporary kitchen/dining room. It is elegantly appointed with stunning granite worktops and a central island, creating an ideal space for entertaining. An adjoining utility room, designed with the same high-quality finishes, offers additional convenience and storage solutions. The first floor accommodates four generously sized double bedrooms. Two of these benefit from built-in wardrobes and luxurious en-suite shower rooms. The modern family bathroom serves the remaining bedrooms, all of which have been thoughtfully designed to provide comfort and style. Outside, the property is equally impressive. A large gravel driveway at the front offers ample off-road parking and leads to a detached garage. The large rear garden is a true highlight, fully enclosed with wooden fencing and beautifully landscaped to maximize its space. It features a south-facing patio area perfect for outdoor relaxation, complemented by raised flower beds crafted from wooden sleepers. \*\*Planning permission has been granted for the conversion of the existing garage, into a detached one-bedroom annexe - 22/02462/FULLN.



Approximate Area = 1442 sq ft / 133.9 sq m  
Garage = 220 sq ft / 20.4 sq m  
Total = 1662 sq ft / 154.3 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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: 1152695



Scan the QR code to find out more information about this property.

## SITUATION

Situated in the picturesque village of Over Wallop and set amidst glorious Hampshire countryside, within the Test Valley, close to the border with Wiltshire. 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 Gately 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 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**

- Four-bedroom detached family home
- Quiet cul-de-sac location in a sought-after village location
- Built by Bargate Homes
- Beautifully presented accommodation
- Kitchen/dining room and adjoining utility room
- Large and private rear garden
- Single garage with ample driveway parking
- Planning permission for a one-bedroom annexe



### **LOCAL AUTHORITY**

Test Valley Borough Council

Council Tax Band F

**OFFERS OVER £625,000**

### **TENURE**

Freehold