



The Garden House, Nether Wallop

Myddelton & Major





The Garden House, Heathman Street, Nether Wallop, Stockbridge, SO20 8EW

- Kitchen/Dining Room
- Three Further Bedrooms
- Sitting Room
- Summer House
- Main Bedroom & Ensuite
- Garden
- Utility Room
- Veranda and Terrace
- Family Bathroom
- Off-road Parking

The Property

The Garden House is situated in the very pretty village of Nether Wallop and was constructed in 2002. The owners have renovated the property, modernising and redecorating many of the rooms. The accommodation is split over the ground and first floor providing flexible living for any family. The ground floor accommodation comprises an exceptionally bright kitchen/dining room with French doors onto the terrace benefitting from views of the attractive cottage garden. The Second Nature kitchen is both modern and timeless in design with integral appliances and Silestone worktops. This room is further complimented by the oak herringbone flooring which continues through to the hallway. The sitting room boasts natural light and space offering potential to add a wood-burner. There are two bedrooms on the ground floor which include fitted wardrobes, both of which could suit as a study or snug.

On the first floor is the main bedroom with ensuite. French doors from the bedroom open onto the veranda which enjoys views over the garden. The second bedroom offers scope to be divided into two bedrooms with the addition of velux windows, taking advantage of the views (STPP).

A light and spacious four bedroom village house situated in a quiet position in the popular Test Valley village of Nether Wallop.

Tenure: Freehold Size: 1686.1 sq ft EPC Rating: C Council Tax Band: F

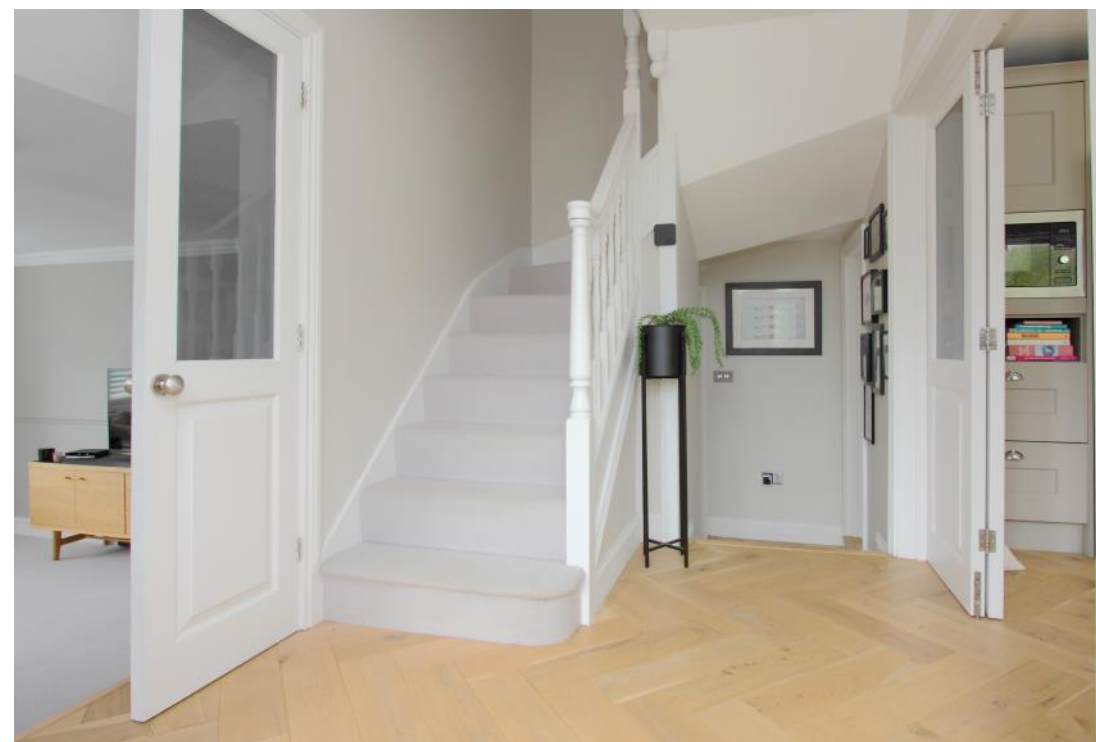


Services - Oil Fired Central Heating, Mains Electricity, Mains Water, Private Drainage.

Stockbridge 4.5 Miles • Andover 8 Miles • Salisbury 13 Miles • Winchester 13.5 Miles

Outside

The property is approached off Heathman Street onto a block paved driveway providing ample parking. A pathway runs up the side of the property to the rear garden which enjoys a spacious paved terrace with steps leading onto the lawn. The garden includes flower beds which edge the boundaries and are densely populated with shrubs, perennials and bulbs. There is also scope for any keen gardener to enhance the landscaping.





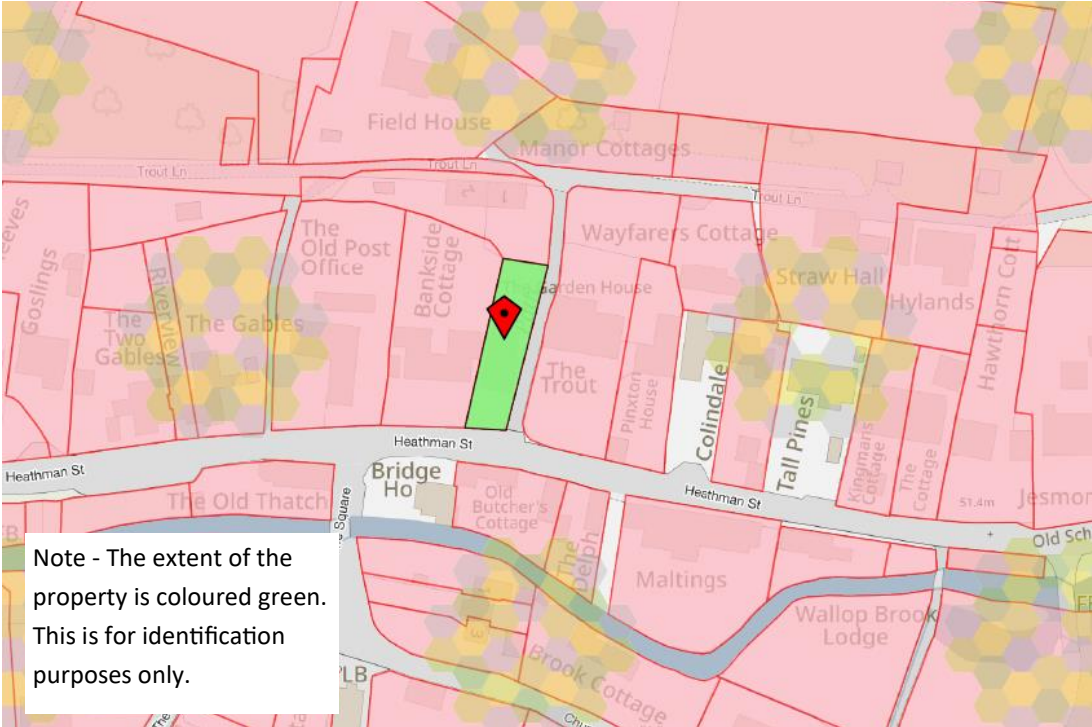


Location

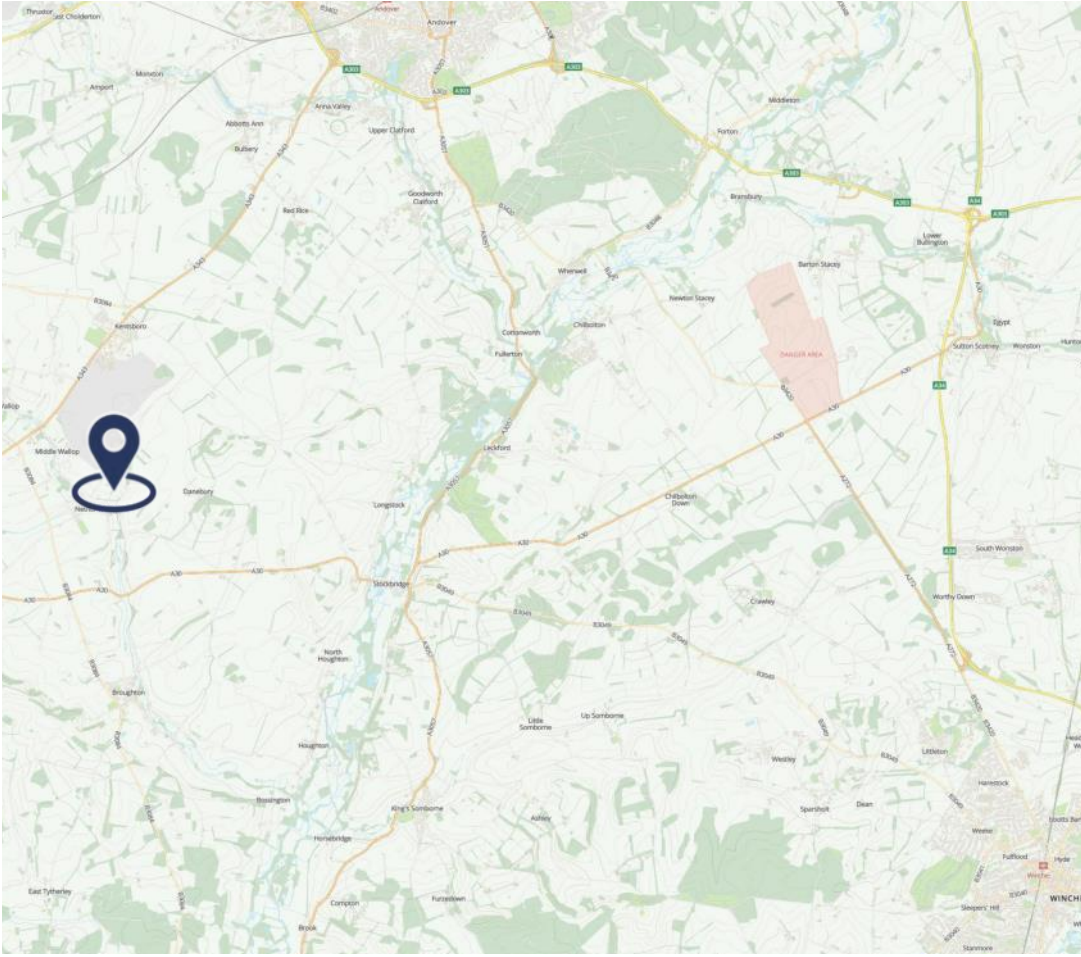
The Garden House is situated in the very pretty Test Valley village of Nether Wallop. It has a Primary School, Church and Village Hall and has a vibrant community often hosting community based events. Over Wallop is just 2 miles away with a Shop/Post Office and Pub.

Nearby is the Test Valley market town of Stockbridge which has a selection of independent shops, cafes and restaurants as well as other amenities. The property is conveniently situated for access to Andover and all its facilities as well as direct trains to London Waterloo in 70 minutes and Westbound. There are a selection of state and independent schools with secondary in Andover, Salisbury and Winchester along with the reputable prep school Farleigh which is 5 miles away.

This idyllic position allows any owner to enjoy many countryside walks along with outdoor pursuits.



Note - The extent of the property is coloured green. This is for identification purposes only.

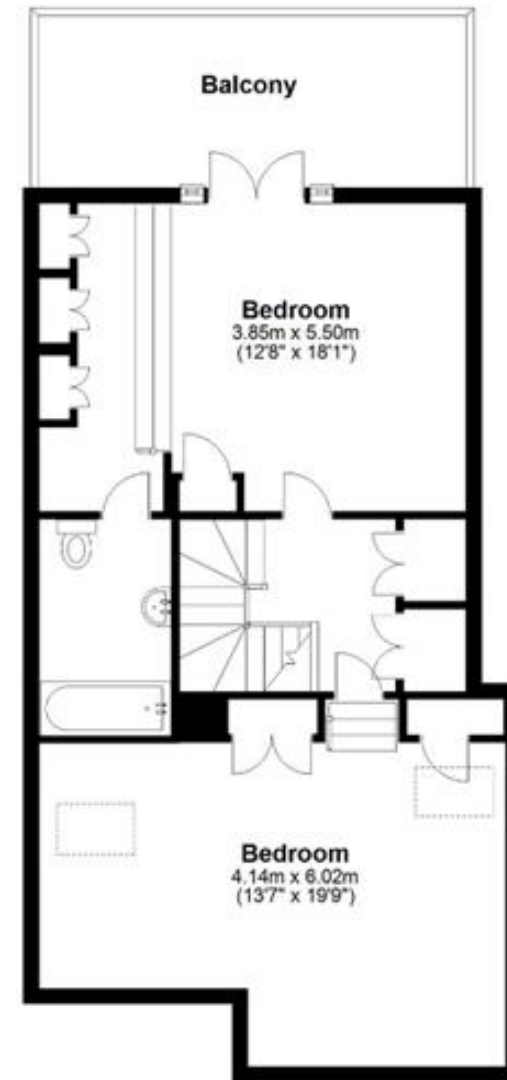


Floorplan - The Garden House

Ground Floor



First Floor

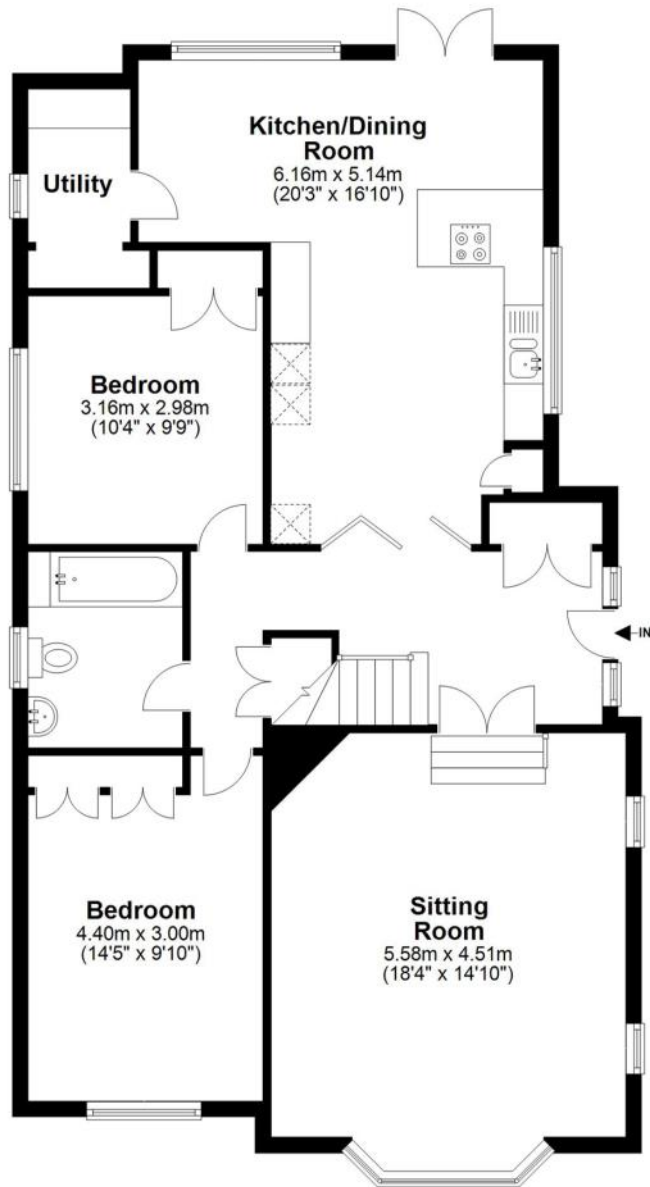


Total area: approx. 156.6 sq. metres (1686.1 sq. feet)

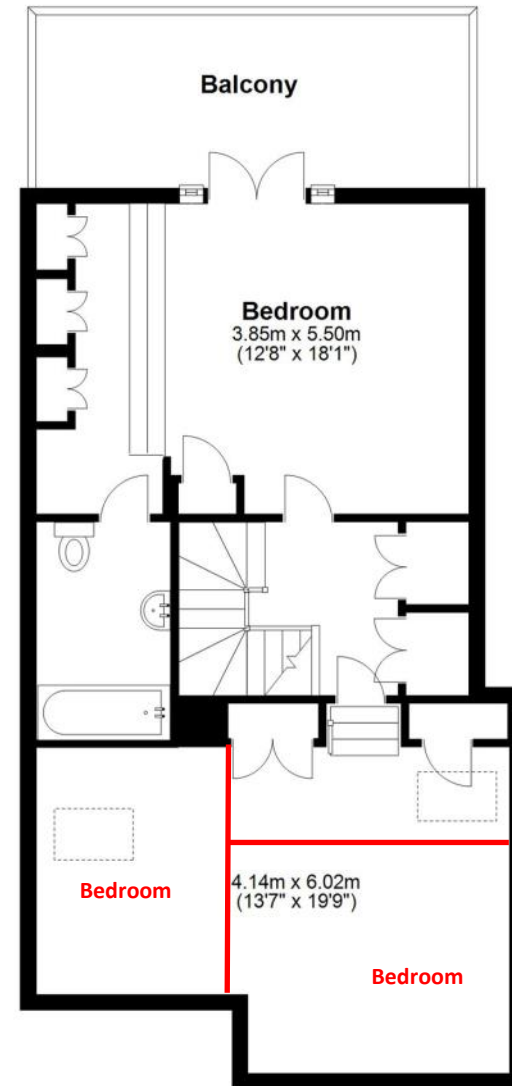
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Proposed Floorplan - The Garden House

Ground Floor



First Floor



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