







A comfortable ground floor one bedroom apartment set within a charming rural village.

**Size:** 654 sq ft

**Council Tax:** Test Valley £1497.00 (2025/26), Band A



**Dilapidation Deposit:** Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

**Holding Deposit:** Equivalent to one week's rent.

**Services:** Mains electricity, water and telephone.

**Other Fees:** See Website.

## Flat 1 Church Road, Nether Wallop, Stockbridge, Hampshire, SO20 8ET

- Ground floor apartment
- Spacious sitting room
- Peaceful village location
- 1 double bedroom
- Off-road parking
- Garden area and patio

### The Property

Flat 1 Church Road is a renovated apartment of a converted house providing spacious and peaceful accommodation. The private front door opens into a welcoming hallway with a large storage cupboard and cloakroom providing ample storage. The kitchen is comfortably sized and equipped with an oven, a selection of floor and wall mounted units and space for a freestanding washer/dryer and dishwasher. The property benefits from large windows in the kitchen, overlooking the private gardens, and in the large double bedroom which, together with the French patio doors in the spacious sitting room, fills the property with natural light. The bathroom has a full white suite and large walk-in shower.

Outside, this flat additionally comes with a private patio and section of the rear garden accessed off a shared pathway, and private off-road parking for one vehicle at the front of the property. No pets permitted.

### Location

Nether Wallop is an attractive rural village around 4 miles outside of Stockbridge, surrounded by scenic Hampshire countryside with idyllic walks alongside the Wallop Brook and over the downs directly from the property. Together with the neighbouring Wallop villages, it offers a range of simple local amenities including a convenience store, pubs and a post office, alongside a variety of events throughout the year at the local village hall and green, while the short drive to Stockbridge provides a broader range of shopping and retail amenities. The property is well positioned with the larger centres of Andover, Salisbury and Winchester all within easy reach through the conveniently accessible road links, each benefitting from regular direct train services to London Waterloo.

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.



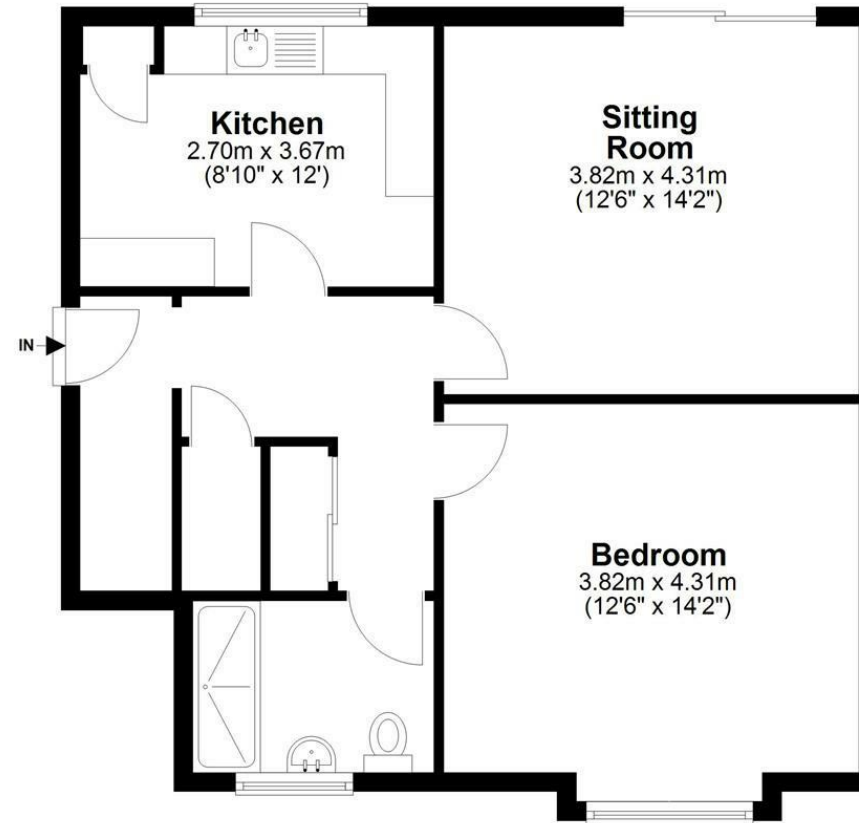






## Ground Floor Flat

Approx. 60.8 sq. metres (654.0 sq. feet)



Total area: approx. 60.8 sq. metres (654.0 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
<b>A</b> (92 plus)	<b>74</b>
<b>B</b> (81-91)	
<b>C</b> (69-80)	
<b>D</b> (55-68)	
<b>E</b> (39-54)	
<b>F</b> (21-38)	<b>49</b>
<b>G</b> (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

### Disclaimer Notice:

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