



Ashers Farm, Nether Wallop  
Myddelton & Major

*An exceptional Grade II Listed farmhouse with annexe and exceptional garden amounting to 0.85 acres.*



Ashers Farm, Five Bells Lane, Nether Wallop, Hampshire, SO20 8HA

Stockbridge 4.4 Miles, Farleigh School 5.2 Miles, Andover 8.1 Miles, Salisbury 12.7 Miles, Winchester 14.6 Miles,

**Ground Floor;** Hall, Dining Room, Drawing Room, Kitchen/Breakfast Room, Utility Room, Cloakroom.

**First Floor;** Four Double Bedrooms, Family Bathroom.

**Annexe - Ground Floor;** Office/ Living Area.

**Annexe - First Floor;** Bedroom, Shower Ensuite.

**Outside:** Gardens amounting to approx. 0.85 acres. Terrace, Summer House, Two Garden Sheds.

**N.B.** There is an adjoining Paddock amounting to approx. 1.25 acres. This is available for purchase.





*Ashers Farm dates back to the 1700's and benefits from a quiet position nestled in Nether Wallop. The property enjoys extensive gardens and the opportunity for further accommodation.*

Ashers Farm is a Grade II Listed farmhouse, built of brick elevations under an old plain tiled roof with dentilled eaves. The property boasts natural light throughout and enjoys a quiet position within the village. The main drawing room includes a brick hearth with electric fire place and exposed beams. A substantial Inglebrook fireplace constructed of early brick and of noticeable period proportions centres the dining room with character beams on the ceiling. This leads into the kitchen/breakfast room including a log burning stove and a fitted kitchen with views onto the terrace and garden. On the first floor are four double bedrooms, one of which includes fitted wardrobes. There is a family bathroom. The detached annexe has recently been renovated creating an office. This room has been plumbed for the possibility of adding kitchen units if desired. The first floor includes a bedroom with a contemporary shower ensuite. This could suit as an annexe or as a studio. The garden is mainly laid to lawn with native hedge boundaries and enjoys a southerly aspect. Rambling roses can be found on the rear of the house along with a mature climbing hydrangea on the east side. There is a terrace which can be reached from the kitchen and the opportunity to add further landscaping.

In the Agents opinion Ashers Farm could benefit from a level of restoration and offers scope for any new owner to expand on the existing accommodation due to the planning consent for a ground and first floor extension.



Annexe

### Planning

Planning Consent has been granted for internal and external alterations and erection of a single storey side extension and two storey rear extension. Test Valley Borough Council Granted permission on 13th June, 2023. Ref: 23/00112/LBWN. Please enquire with the Agents for more information and refer to the proposed floorplan which provides guidance to the proposed alterations in relation to the planning consent.

Council Tax Band: E

### Location - SO20 8HA

Ashers Farm is situated in the Test Valley village of Nether Wallop. The village has a primary school, church and village hall (The Five Bells Pub in Nether Wallop has been closed since 2015). The neighbouring village of Over Wallop has a shop, post office and a pub. Within 5 miles lies Stock-bridge a popular fishing town with boutique shops, restaurants, pubs & cafes. The Cathedral Cities of Winchester (14.6 miles) and Salisbury (12.7 miles) are also nearby with extensive amenities. Schools include Winchester College, St Swithun's and the reputable prep school of Farleigh, as well as grammar schools in Salisbury. Grateley train station is 4 miles away with fast mainline train services to London Waterloo and other routes westbound.

Please note - The google street view is out of date.



Annexe - Bedroom & Ensuite

**Note - The area for sale is outlined blue & amounts to approx. 0.85 acres.**  
**The adjoining paddock outlined in yellow amounts to approx. 1.25 acres. This is available for sale as a separate Lot.**  
**This is for identification purposes only.**





Kitchen/ Breakfast Room



Breakfast Room



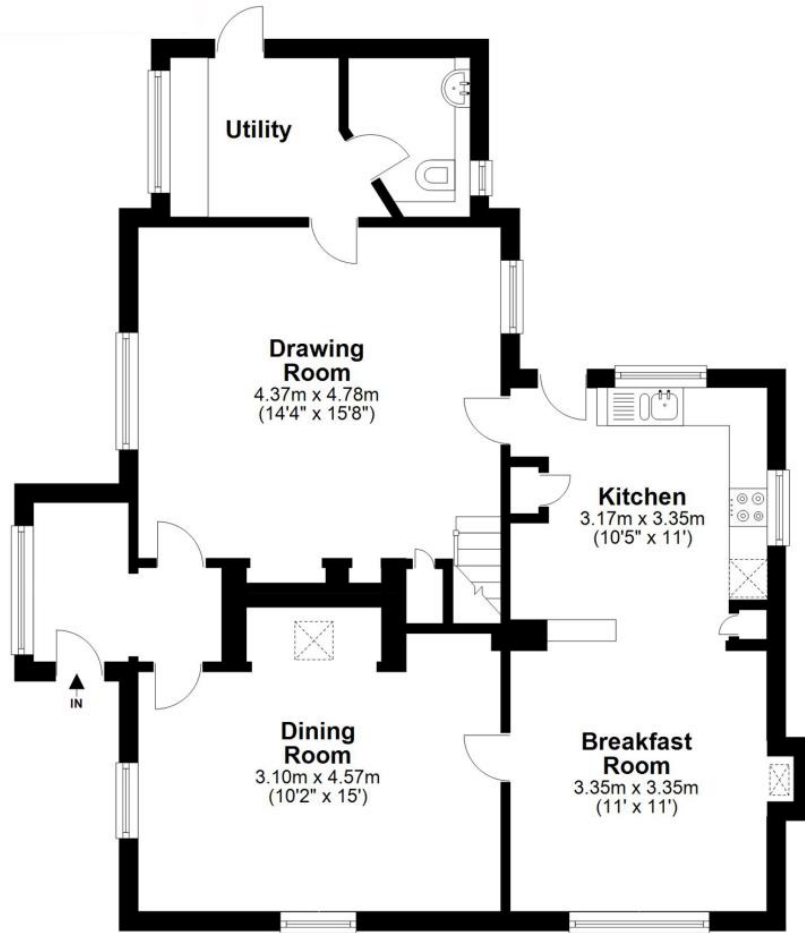
Annexe - Ensuite



Main Bedroom



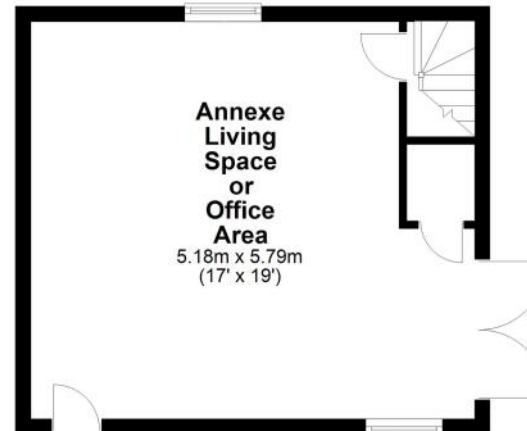
**Ground Floor**



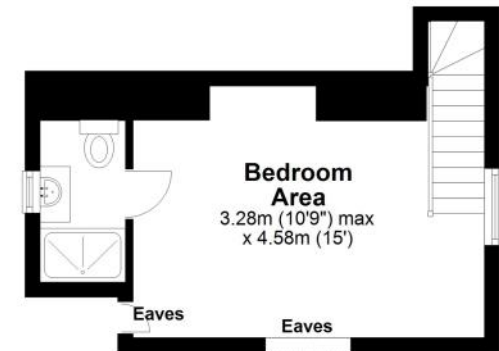
**First Floor**



**Annexe Ground Floor**



**Annexe First Floor**

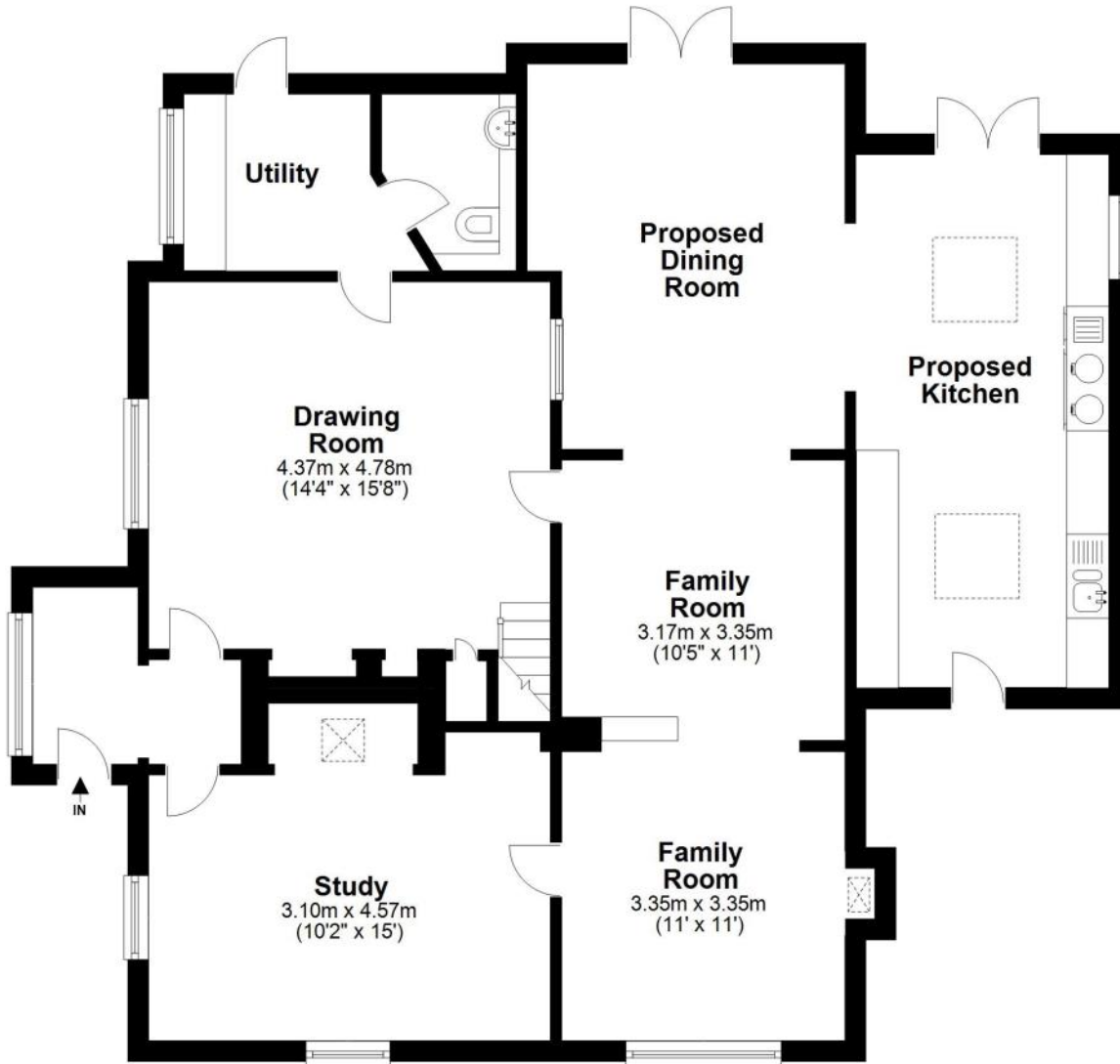


Services - Oil Fired Central Heating, Mains Electricity, Mains Water, Private Drainage

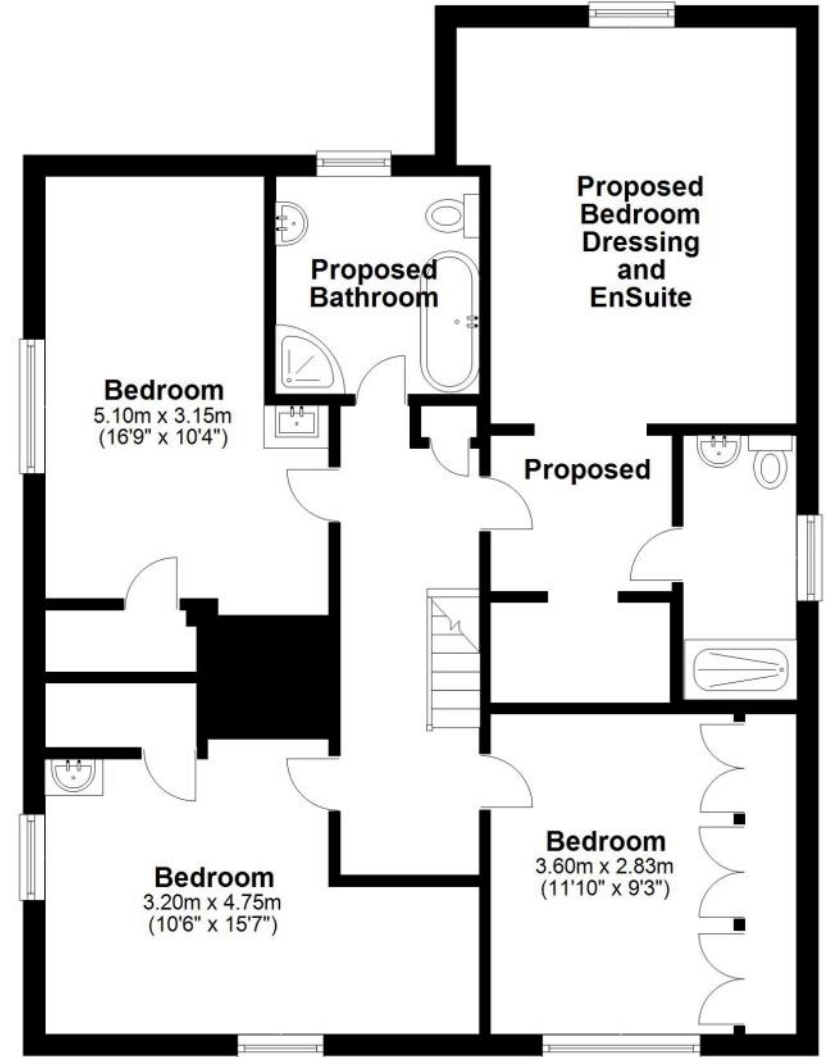
Main House - Total Area: Approx. 146.3 sq. m (1574.9 sq. feet)

Annexe - Total 49.6 sq.m (534.2 sq. feet)

**Ground Floor Proposed Extension**



**First Floor**



Total area: approx. 206.1 sq. metres (2218.8 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  
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