



Cob Cottage, Nether Wallop

Myddelton & Major





View of surrounding fields





## Cob Cottage, Farley Street Nether Wallop, Stockbridge, SO20 8EQ

- Breakfast/Sitting room
- Kitchen
- Dining room
- Drawing room
- Study
- Main bedroom w/ensuite
- 3 Further bedrooms
- 2 Bathrooms
- Double garage
- Garden & paddock

### The Property

Cob Cottage is a stylish and well-presented detached house. Originally a thatched cob cottage, it has been significantly extended to create a generously proportioned and comfortable family home which enjoys plenty of natural light. The extension is of rendered elevations under a tiled roof and the thatch was rethatched in 2017.

The property is surrounded by open countryside and set in attractive gardens with a double garage and driveway. The accommodation comprises a fitted kitchen with Aga and an integrated fridge/freezer. The kitchen leads through to the breakfast/sitting room with door to the rear terrace. From the hallway there is a cloakroom and door to the dining room which leads through to a good sized study/snug and stunning dual aspect drawing room which benefits from an inglenook fireplace with log burner and French doors to the garden.

On the first floor the main bedroom enjoys an ensuite and the three further bedrooms share two further bathrooms.

### Outside

Accessed from the village road over a bridge crossing the Wallop Brook, the front of the house features a large gravelled driveway with detached double garage. The house is surrounded by an attractive garden which is mainly laid to lawn and bordered by field hedges, over which are far-reaching views across open countryside. There is a large pond in the rear garden and two terraces, one with a wooden pergola creating an atmospheric 'al fresco' dining area. The Wallop Brook runs along the front of the property, crossed by a footbridge to the original front door of the property. The vendor reliably informs us, that the brook has not flooded in recent years.

A most attractive village property standing in gardens of 0.25 acre with adjoining paddock of 0.60 acre. In all 0.85 acres.

Tenure: Freehold

Size: 2195 ft<sup>2</sup>

EPC Rating: E (48)

Council Tax Band: G



4



2



3



4

**Services** - Mains electricity, water. Private drainage to septic tank. Oil fired central heating and hot water with electric option (new boiler).

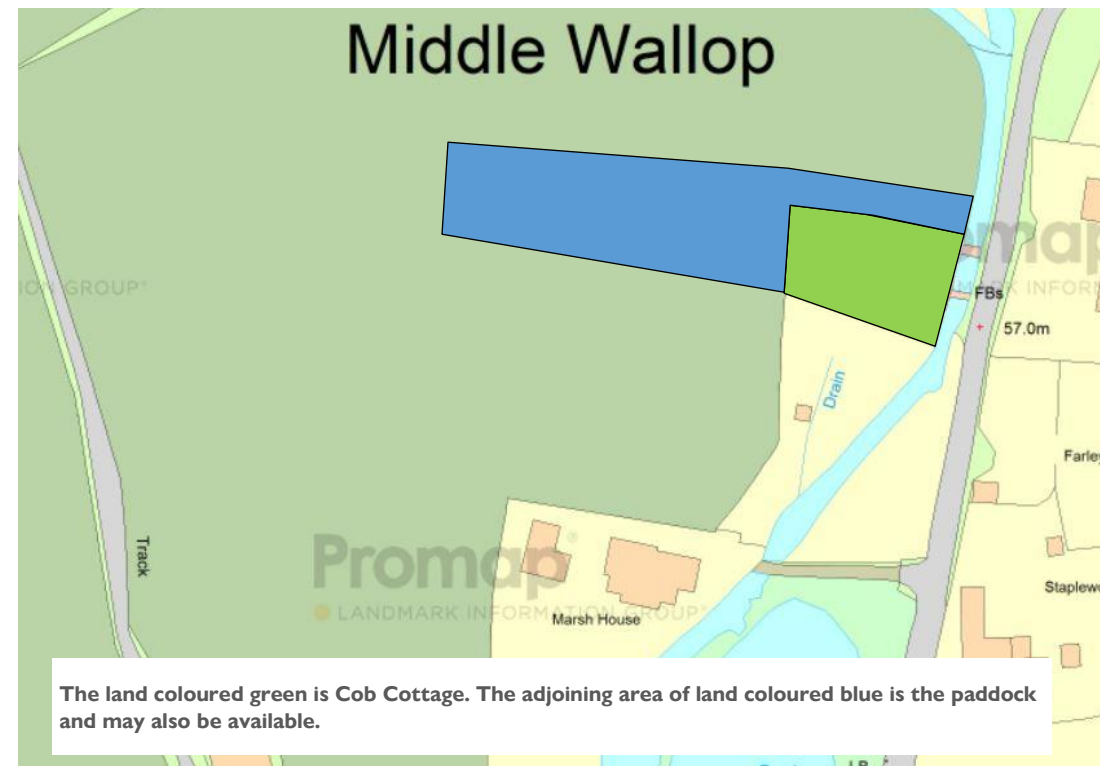
Stockbridge 6 Miles • Winchester 14 Miles • Andover 7 Miles • Salisbury 12 Miles





## Location

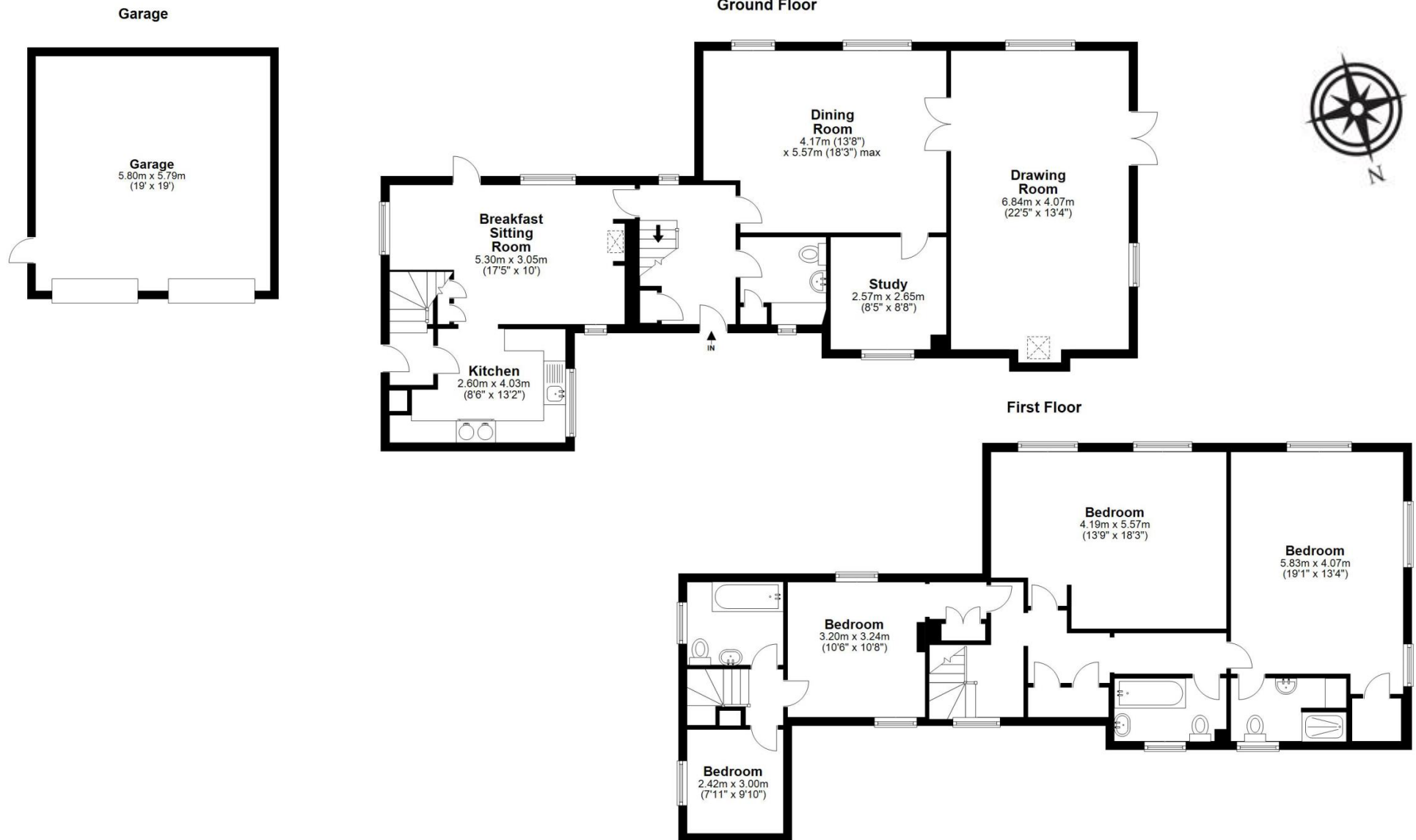
Cob Cottage is on the outskirts of Nether Wallop which is a very popular Test Valley village. Nether Wallop has a primary school, Church and village hall. Over Wallop is close by and has a shop/post office and pub. Within 6 miles lies Stockbridge with its independent shops, bars and restaurants and the Cathedral Cities of Winchester (14 miles) and Salisbury (12 miles) are also nearby and have excellent ranges of retail, cultural and hospitality amenities. Schools in the area 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 mainline train services to London Waterloo in just over an hour.







# Floorplan - Cob Cottage, Nether Wallop



Total area: approx. 226.1 sq. metres (2433.8 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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