

Myddelton & Major



Knockwood House

Nether Wallop

An exceptional Grade II Listed farmhouse with extensive gardens, barns and paddock.



Knockwood House, Knockwood Lane, Nether Wallop, Stockbridge, Hampshire, S020 8EL

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

Main House Ground Floor; Entrance Hall, Office, Kitchen & Sitting Room, Pantry, Utility Area, Drawing Room, Family Room, Garden Room.

Main House First Floor; Main Bedroom & Ensuite, Three Double Bedrooms, Two Single Bedrooms and Two Family Bathrooms.

Cottage - Ground Floor; Kitchen, Sitting Room, Dining Area, Toilet & Shower.

Cottage - First Floor; Two Double Bedrooms.

Outside: Open Front Barn, Closed Sheds, Store & Carport, Swimming Pool, Pump House & Garden Store, Garden amounting to 1.6 acres.

The adjoining Paddock and Barn amounting to 3.3 acres is also available to purchase.



A wonderful detached period home with a separate cottage and outbuildings, situated within attractive gardens.

The Property

Knockwood House is a Grade II Listed farmhouse dating back to the 17th Century with further extensions in the 18th Century and most recently 18 years ago with the addition of the reception hall. Built of brick and flint elevations under a tiled roof, this impressive village house offers versatile accommodation. The reception hall with a vaulted ceiling leads into the original hall with attractive tiled flooring and exposed beams. There is a cloakroom with shower. The original hall leads into the office which would be suitable as a formal dining room with an open fireplace which could be reinstated for future use. The kitchen & sitting room is the heart of the home, and includes shaker units, reclaimed stone worktops, integral appliances and a four oven AGA cooker with dual hob, off which is the utility area and pantry. The sitting room enjoys an exposed brick hearth with Burley wood burner and triple aspect views onto the well stocked garden; a brilliant space to entertain. The drawing room enjoys an original Inglenook, exposed beams along with double aspect views onto the front and rear gardens. This leads into the family room and garden room, both of which could provide further bedroom accommodation or a home office.

On the first floor there are four double bedrooms, one of which has an ensuite, two single bedrooms and two family bathrooms. The tasteful décor throughout further complements the original features within the property.



Reception Hall



Drawing Room



Original Hall



The Cottage

The Cottage

The cottage enjoys a secluded position within the gardens of Knockwood House. Set behind a screen of trees this private detached cottage provides additional accommodation. The accommodation comprises, an open plan sitting and dining area with a modern kitchen including fitted units, an integral oven and dishwasher. There is a toilet with shower. Stairs lead to two spacious double bedrooms, both of which include fitted wardrobes. To the front is a paved terrace and garden which is mainly laid to lawn. There is external access to the potting shed.

Location

Knockwood House is situated in the Test Valley village of Nether Wallop. The village has a primary school, church and village hall. The neighbouring village of Over Wallop has a shop & post office and pub. Within 5 miles lies Stockbridge 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.

Location - What3words: //symphonic.haystack.play



The Cottage - Sitting/Dining Room



The Cottage - Kitchen/Dining Room



Kitchen



Garden Room



Main Bedroom & Ensuite



Garden



Knockwood House, Nether Wallop - Floorplan

Main House - Total

Approx. 411.7 sqm (4431.7 sqft)



Ground Floor

Approx. 233.5 sqm (2513.5 sqft)

First Floor

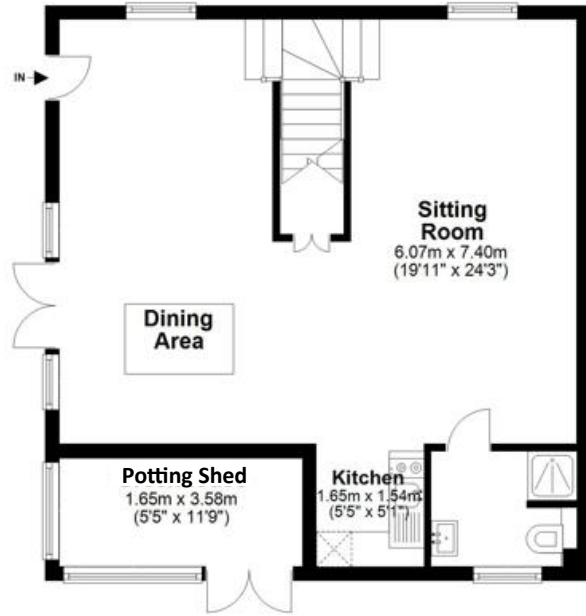
Approx. 178.2 sqm (1918.2 sqft)

The Cottage - Total

Approx. 93.9 sqm (1010.7 sqft)

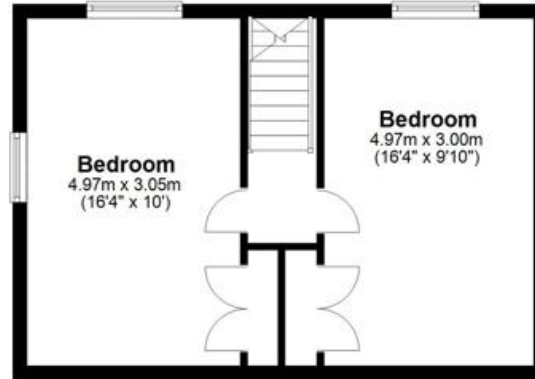
Ground Floor

Approx. 57.9 sq. metres (622.9 sq. feet)



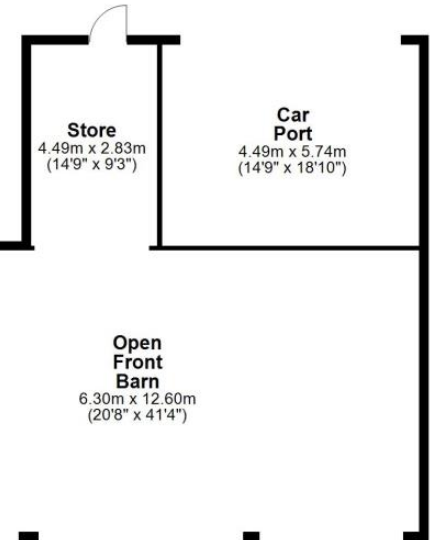
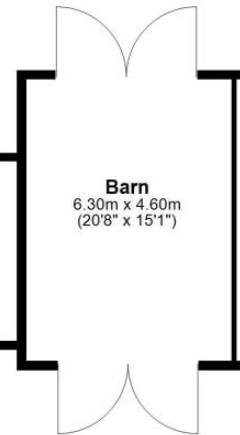
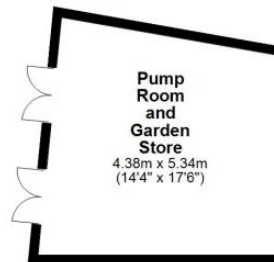
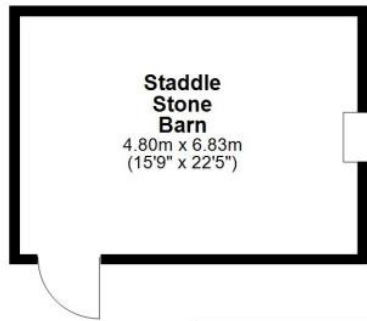
First Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



Barns & Barn Stores

Approx. 232.6 sqm (2503.7 sqft)





Paddock

Planning

The area is controlled by Test Valley Borough Council 01264 368000.

Knockwood House is Grade II Listed and falls within the Settlement Boundary of Over Wallop. It is thought there may be development potential of the house, gardens and outbuildings of Lot 1. There is an overage agreement in respect of Lot 2 regarding any future material development but not affecting any agricultural or equine use in association with Knockwood House.

Lotting and Site Plan

Lot 1 - The main house, cottage, barns and gardens amounting to 1.6 acres. This is edged red on the Site Plan below.

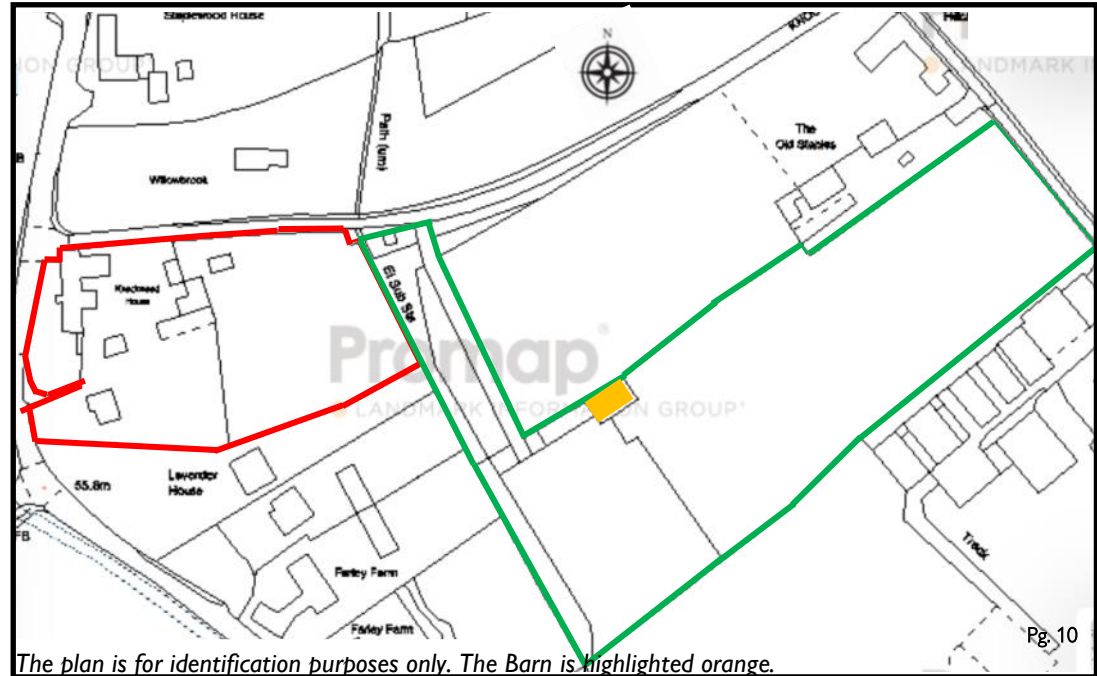
Lot 2 - A paddock amounting to 3.3 acres with separate road access and a large barn (12m x 6m). This is edged green on the Site Plan below.

There is a Public Footpath off Knockwood Lane that proceeds along the western boundary of Lot 2.

Note - If the property is not sold as a whole. Lot 2 will not be sold separately until a sale is agreed on Lot 1.



Garden Store & Pump Room



The plan is for identification purposes only. The Barn is highlighted orange.



Swimming Pool

Outside

The property is approached off Knockwood Lane onto a gravel drive with ample parking. Knockwood House is draped in rambling roses and enjoys the benefit of formal and informal landscaping which incorporates well stocked flower beds with roses, perennials, dahlias and mature fruit trees. All of which set a pretty backdrop to the front garden which can be enjoyed from the paved terrace. Gravel paths meander through the gardens where you will find the cottage with terrace, raised vegetable & flower beds and a chicken coop. There is ample space and the benefit of a range of outbuildings.

The original open barn is an exceptional building offering a covered area for entertaining with an attached closed barn suitable as a workshop. The staddlestone barn is delightful and its adjoining land provides potential for some development (STPP). Further barns provide storage. There is a double car port with an EV charging port. The pump room & garden store provide practical storage for garden machinery and house the swimming pool pump. The swimming pool is in a quiet and secluded position within the gardens.

Tenure: **Freehold** Size: **4431.7 ft²** (Main House) Council Tax Band: **G**

Services - Mains Water & Electricity, Private Septic Tank, Oil Fired Central Heating, Broadband BT Fibre Halo 3.

Note - The photographs were taken in June, 2023.



Staddlestone Barn, Car Port & Drive



Shed with Paddock



Open Front Barn



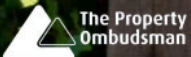


Access to Paddock & Barn



Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



The Old Police House, High Street,
Stockbridge, Hampshire, SO20 6HE

01264 810400

stockbridgeresidential@myddeltonmajor.co.uk

www.myddeltonmajor.co.uk