



Rags Corner
Five Bells Lane | Nether Wallop | Stockbridge | Hampshire | SO20 8HA

RAGS CORNER



This truly exceptional Grade II Listed thatched cottage is a home of rare character and charm, that seamlessly blends historic elegance with modern comfort.



Accommodation Summary

Dating back to the 16th Century, this remarkable residence has been lovingly preserved and thoughtfully enhanced by the current owners, with extensive upgrades ensuring it meets the needs of contemporary living while retaining its period beauty. The cottage has been recently re-thatched, preserving its quintessential English charm, and is set within a beautifully private and tranquil setting, offering a rare opportunity to acquire a piece of history in an idyllic countryside location.

Approached via an impressive gated driveway, the property offers ample off-road parking for five or more vehicles, ensuring both security and convenience. The grounds have been carefully designed to complement the character of the home, featuring enchanting gardens that provide a peaceful sanctuary and a secluded private courtyard that offers the perfect space for outdoor dining, entertaining, or simply unwinding in total privacy.

A key highlight of this exceptional home is the detached annexe, providing versatile accommodation that could serve as a guest suite, home office, or additional living space for extended family. This flexibility adds to the home's appeal, making it ideal for those looking for multi-generational living or a separate workspace away from the main house.

Perfectly positioned just minutes from the highly desirable town of Stockbridge, this home offers the best of both worlds – a peaceful and private retreat while remaining within easy reach of excellent local amenities, independent boutiques, popular restaurants, and scenic countryside walks. With its rich history, timeless appeal, and modern enhancements, this extraordinary home is a rare find and an opportunity not to be missed.













SELLER INSIGHT

“ From the moment we set eyes on Rags Corner, we knew it was something special. With its chocolate-box charm and thatched roof, the cottage felt like a scene from a storybook, nestled in a village rich with history. Beyond its picturesque facade, the expansive gardens hinted at endless possibilities, and the deep-rooted past of both the home and the village added to its allure. Once a hub for making and selling clothes, the cottage holds secrets - perhaps none more fascinating than the hidden priest hole beneath the dining room floor, a relic we've yet to uncover for ourselves.

Life in this home has been nothing short of magical. Peaceful and inviting, it provides a retreat from the noise of the outside world. Some of our most cherished moments have been spent curled up by the log fire, especially during Christmas gatherings filled with warmth, laughter, and festive cheer. In the summer months, the courtyard becomes the heart of our home, offering a stunning space for BBQs and long evenings with friends and family. The roses bloom vibrantly, making it a truly enchanting spot to relax.

Over the years, we've lovingly transformed both the interior and exterior, modernising while preserving the home's character. A full electrical upgrade, new plumbing, and stylish renovations to the bedrooms, utility room, and pantry have made the space even more comfortable. The main living areas now feature new wooden floors, restored beams, and powerful log burners, ensuring warmth in every season. Outside, we revitalised the garden, created a new driveway, added a bespoke greenhouse, and redesigned paths for better accessibility - all while maintaining the home's timeless charm.

Beyond the beauty of our home, the village itself has played a significant role in our love for this place. The friendly community fosters genuine connections, and we've built wonderful friendships with our neighbours. Whether stopping for a chat while out walking the dog or gathering for annual village events, there's a strong sense of belonging. With scenic walking trails just outside our door and easy access to nearby towns like Stockbridge, Winchester, and Salisbury, the location offers both tranquillity and convenience. Sports enthusiasts will appreciate the football pitches and tennis courts just a short stroll away.

Hosting here has been a joy, with unforgettable Easter egg hunts, festive winter celebrations, and countless summer evenings spent outdoors. Our home is perfect for entertaining, and guests are always enchanted by its warmth and character. The thoughtful renovations mean that the new owners can move in and immediately start making memories of their own, without the need for additional work.

If we could offer one piece of advice to the future owners, it would be this: embrace everything this home and village have to offer. Cosy up by the fire on a quiet evening, take in the peaceful sound of horse riders passing by, and explore the beautiful countryside. This home has given us a sense of calm and joy unlike any other - a feeling we know will be shared by those lucky enough to call it their own next.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















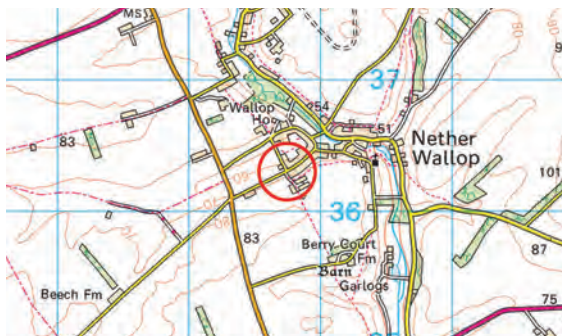
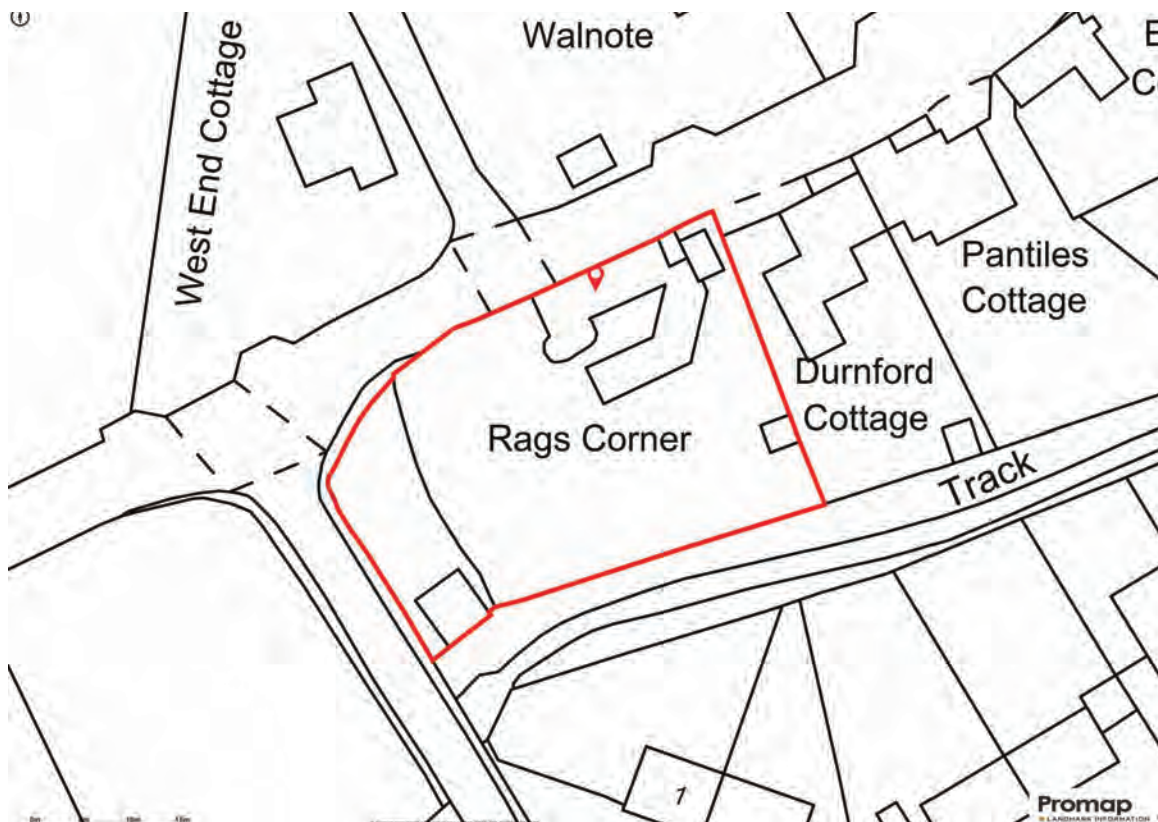


Location

Nether Wallop is a charming village in the Test Valley, situated between Salisbury and Winchester, with Andover to the north. The village features a primary school, church, and village hall, while the neighbouring village of Over Wallop has a shop/post office and pub. The nearby town of Stockbridge offers a delightful selection of shops, cafes, and restaurants, along with various other amenities. Mainline railway stations at Andover and Grateley provide regular trains to London Waterloo. Both state and independent schools are available in the surrounding area.







Services, Utilities & Property Information

Utilities – Mains electricity and water. Oil fired central heating. Septic tank (joint with the village). There will be maintenance costs involved with the oil tank and septic tank – please speak with the agent for further information.

Tenure - Freehold

Property Type – Grade II Listed thatched cottage

Construction Type – non-standard - timber and thatch

Council Tax – Test Valley District Council

Council Tax Band G

Parking – Off-road parking for five or more vehicles

Mobile phone coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Superfast FTTC Broadband connection available - we advise you to check with your provider.

Special Notes: The property is situated in a Conservation Area. There are trees on the property with Tree Preservation Orders.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 02382 549 200.

Website

For more information visit <https://www.fineandcountry.co.uk/southampton-estate-agents>

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Approximate Gross Internal Area 2421 sq ft - 225 sq m
 Annexe Area 305 sq ft - 28 sq m
 Outbuilding Area 122 sq ft - 11 sq m
 Total Area 2848 sq ft - 264 sq m



EPC Exempt

Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 11.02.2025





FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



JACK REES
MANAGING PARTNER

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Prior to starting my long-established career in the property industry, I worked within the banking sector up until 2008, where the values of commitment, collaboration and entrepreneurial spirit were instilled and carried over to my current role. Throughout my 13 years' experience, I have been trusted to sell some of the finest homes on the South Coast and have built a solid foundation of satisfied clients using my specialised skills in the latest digital marketing techniques to expertly maximise exposure for my clients' properties. My occupational pride is abundantly evident, as is my seasoned knowledge of what makes each distinct village, town and city so special.

Originally from Somerset, I moved to Hampshire in 2006 where I now live in Sarisbury Green with my wife and two children.

THE FINE & COUNTRY
FOUNDATION

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