

18 Aylwards Way, Nether Wallop, Stockbridge, SO20 8HB  
£1,300 Per Month



## 18 Aylwards Way, Nether Wallop Stockbridge, £1,300 Per Month

### PROPERTY DESCRIPTION BY Tanya Owens

Charming Two-Bedroom Bungalow in Nether Wallop – No Onward Chain

Located in a peaceful close just off Five Bells Lane, this two-bedroom semi-detached bungalow offers a wonderful opportunity to create a lovely home in the heart of the sought-after village of Nether Wallop. Positioned within easy walking distance of the village playing fields, park, and tennis court, the property enjoys a quiet yet convenient setting ideal for those seeking a relaxed rural lifestyle. The accommodation includes a welcoming sitting room with French doors that open onto a patio and the enclosed rear garden, creating a pleasant indoor-outdoor connection. At the front of the property, the kitchen features a side door and a useful built-in larder for additional storage. There are two comfortable bedrooms, and while the bungalow would benefit from some updating, it holds excellent potential for modernisation and personalisation. To the front, there is off-road parking and an open-plan garden, while the rear garden is enclosed and offers a private space to relax or entertain. With no onward chain, this property is an appealing option for downsizers, first-time buyers or investors looking to add value in a desirable Hampshire village.





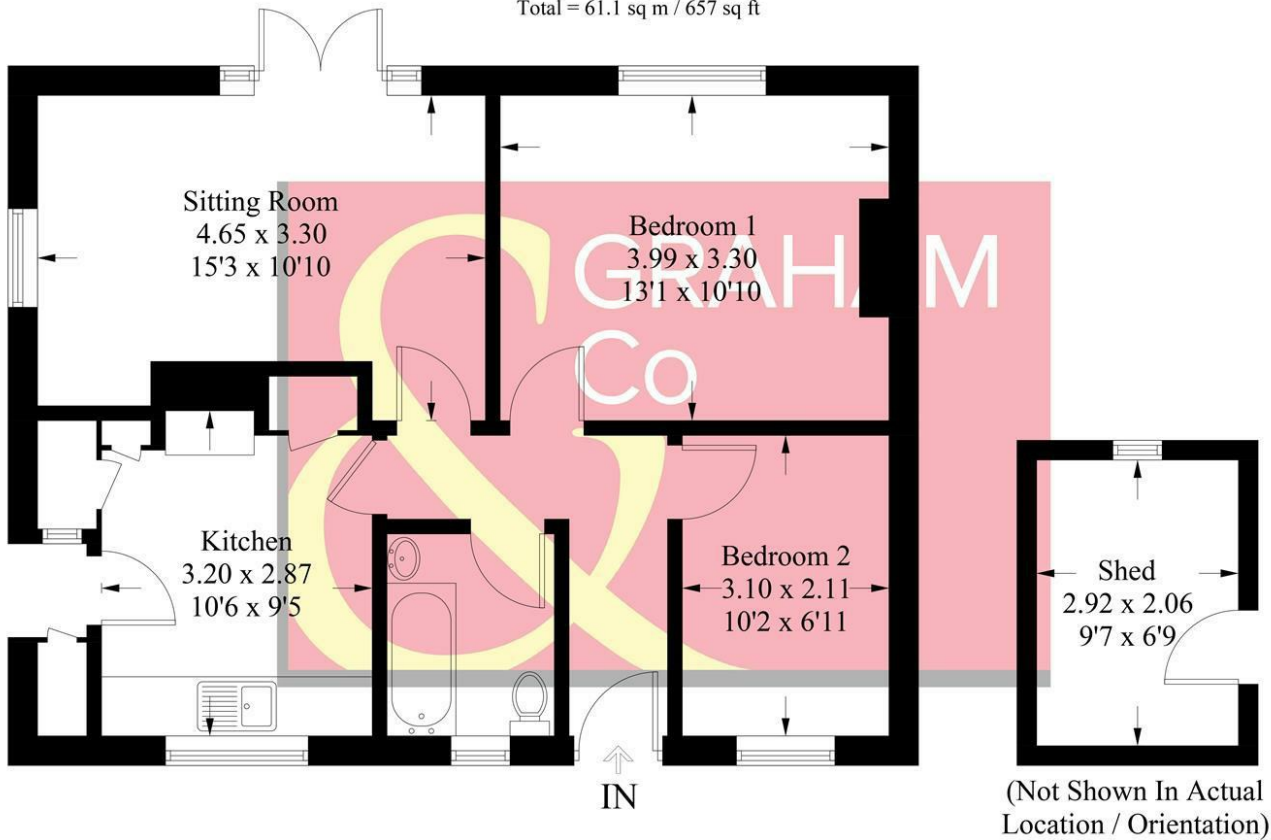
#### Nether Wallop

The village of Nether Wallop is situated on the edge of Test Valley and is one of three renowned Hampshire villages that are known as 'The Wallops'. Within the village there is a church, whilst the neighboring village of Over Wallop has a village shop/post office and pub. The nearby market town of Stockbridge offers a wide range of boutique shops, restaurants and pubs, as well as a hotel and reputable butcher. The cathedral cities of Salisbury to the west and Winchester to the east are both within easy driving distance and offer more comprehensive and recreational shopping and education facilities. Leisure facilities that are close include racing at Salisbury, fishing on the River Test and its carriers, golf at Hampshire and Andover clubs, concerts at Broadlands Romsey and extensive riding and walking within the immediate area. The village is also well placed for access to the A303 via the A343 which in turn provides links to the A34 to Winchester and Oxford to the north. The A303 also leads to the M3 and M27 to the south and London, whilst the A30 to the west gives access to Salisbury. Grateley station is approximately 4 miles away providing a fast and regular train service to London Waterloo and further afield at Andover there is a regular service to Waterloo in approximately 70 minutes.



## Aylwards Way, SO20

Approximate Gross Internal Area = 55.2 sq m / 594 sq ft  
 (Excluding External Cupboard)  
 Shed = 5.9 sq m / 63 sq ft  
 Total = 61.1 sq m / 657 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1211943)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: B



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.