



Connells

Hylands Trout Lane
Nether Wallop STOCKBRIDGE

Hylands Trout Lane Nether Wallop STOCKBRIDGE SO20 8EP

for sale guide price
£800,000



Property Description

Split into two distinct sections, the property offers fantastic annex potential, perfect for multi-generational living or a dedicated Principle bedroom suite. The layout is both adaptable and inviting, with carefully considered spaces that cater to a range of lifestyle needs.

Tucked away in the heart of picturesque Nether Wallop, Hylands offers an exceptional blend of character, charm, and practicality. Positioned on the historic site of Straw Hall's former kitchen garden, this unique residence enjoys a rich heritage while offering all the conveniences of a thoughtfully designed mid-20th-century home. An idyllic setting with unrivalled views, with a south-facing garden. Hylands embraces natural light throughout the day and boasts breathtaking views across the village, including its 11th-century church. The properties elevated position enhances both privacy and outlook, making the most of its tranquil setting.

Entrance Hall

Tiled floor with door access to private decked area.

Living Space

Kitchen

18' 10" x 12' 5" (5.74m x 3.78m)

The bespoke, handmade kitchen breakfast room at Hylands is thoughtfully designed to complement the character of the home while offering modern convenience. Featuring solid wood base and drawer units, the kitchen is finished with premium Corian worktops and a coordinated tiled floor, creating a stylish yet practical space.

A freestanding oven and integrated microwave provide versatile cooking options, while the sink and drainer with a mixer tap are positioned beneath one of two front-aspect windows, both fitted with wooden shutters for privacy and light control. A Velux double-glazed window enhances natural light.

The kitchen has bifold doors leading into the lounge.

Storage is cleverly maximized, with a boiler housed in a discreet cupboard. There is space and plumbing for a dishwasher, ensuring effortless clean-up. The splashback adds both style and functionality, protecting surfaces while enhancing the aesthetic

Utility

6' x 3' 7" (1.83m x 1.09m)

A separate utility room provides additional practicality, offering plumbing for a washing machine and further space for household essentials

Lounge

The lounge features a wood-burning stove, creating a cosy focal point, while full length bifold doors seamlessly connect it to the conservatory. The flooring is wood effect vinyl with underfloor heating.

Conservatory

19' 3" x 12' 10" (5.87m x 3.91m)

A space that can be enjoyed year-round, thanks to its underfloor heating, offers far-reaching views over the village and beyond. Installed in 2014, the conservatory benefits from bifold doors and double doors, enhancing the flow between indoor and outdoor living.

Principle Bedroom Suite

The principal suite benefits from a private entrance, offering excellent annex potential for multi-generational living or guest accommodation.

A dressing area with built-in storage provides a practical space for wardrobes and additional furnishings. This area also offers direct access to the rear garden, creating a seamless indoor-outdoor connection.

Stairs rise to the elevated sleeping area, which is positioned separately from the dressing space to enhance privacy. Two Velux windows flood the bedroom with natural light, making it a bright and inviting retreat.

The suite also features a modern ensuite, complete with a walk-in shower, WC, and hand wash basin. Stylish tiled walls, inset lighting, and wood laminate flooring add a contemporary finish.

This well-designed layout allows for flexibility, whether used as a private retreat or self-contained living space.

The dressing area, bedroom and ensuite benefit from underfloor heating.

Bedroom Two

15' 1" x 9' 11" (4.60m x 3.02m)

A comfortable double with rear-aspect views, fitted wardrobes, and potentially furnished, offering ease of transition.

Bedroom Three

11' 7" x 10' 11" (3.53m x 3.33m)

Includes built-in wardrobes with sliding doors, and potentially furnished, with a rear-facing window, making it an ideal guest or family bedroom.

Bedroom 4/ Office

9' 11" x 6' (3.02m x 1.83m)

A flexible space, currently configured as an office, perfect for home working, with excellent natural light and a peaceful outlook.

Family Bathroom

A family bathroom serves the remaining bedrooms, featuring a bath, WC, hand wash basin, and tiled finishes, with wood shutters to the window adding both privacy and style.

Outside

Front Garden

The rustic front garden complete with Fire pit area is perfect for entertaining, with potential for outdoor gatherings or even camping.

Shingle driveway leading to the double car port, with lockable storage space in the rear.

Rear Garden

A Garden Designed for Enjoyment

Set within a generous 0.218-acre plot, this beautifully landscaped garden is a true sanctuary, thoughtfully designed to balance well-established planting with practical outdoor spaces.

The split level lawned garden is framed by mature fruit trees including a 200 year old pear tree, creating a timeless and natural backdrop. A private walled garden, adorned with vibrant flowerbeds, adds both structure and charm to the overall design, offering a sense of seclusion and tranquillity.

A stunning rainbow sandstone patio provides an elegant seating area with seamless access from the home, perfect for alfresco dining or relaxing outdoors. In addition, a separate decked area offers a more secluded retreat, ideal for a hot tub or additional outdoor seating.

Completing the garden's appeal is a charming pond, a peaceful feature that not only enhances the sense of serenity but also attracts local wildlife, bringing the space to life throughout the seasons.

Car Port

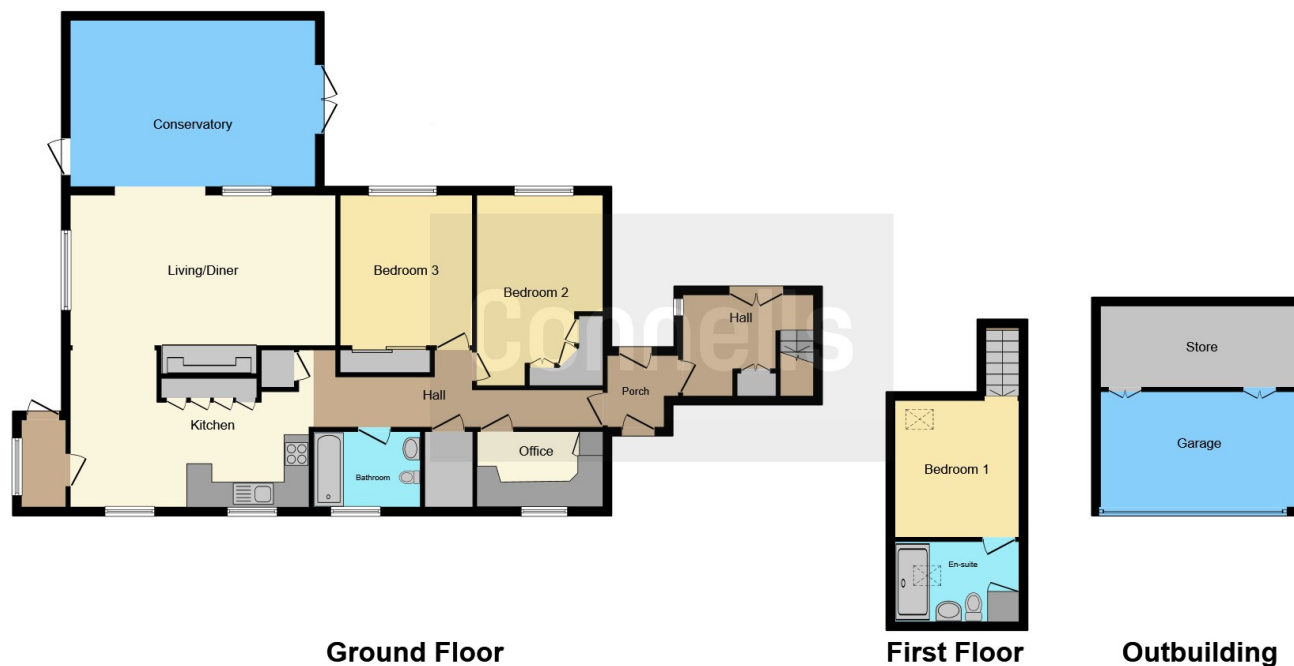
16' 8" x 16' 3" (5.08m x 4.95m)

Providing parking and storage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
 ROMSEY SO51 8GD

EPC Rating: D Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/ROM306612



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ROM306612 - 0015