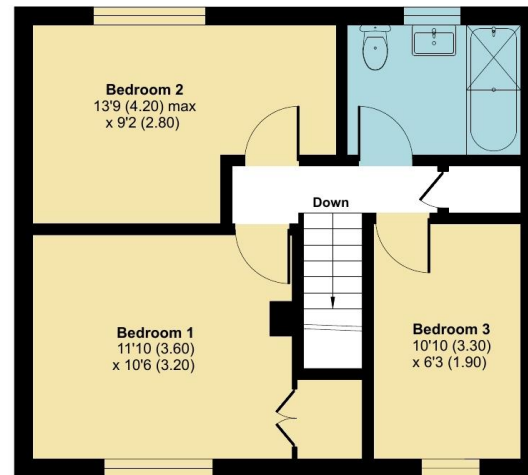
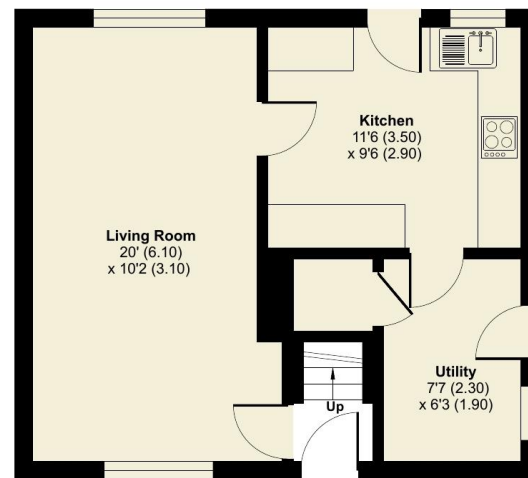


Pound Road, Over Wallop, Stockbridge, SO20

Approximate Area = 872 sq ft / 81 sq m
For identification only - Not to scale



FIRST FLOOR



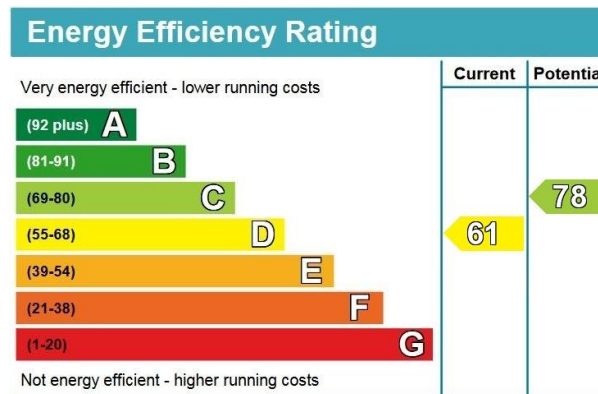
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Austin Hawk Ltd. REF: 1145667



Pound Road, Over Wallop

Guide Price £335,000 Freehold



- Entrance Lobby
- Kitchen
- Three Bedrooms
- Driveway Parking
- Village Location

- Living Room
- Utility Room
- Family Bathroom
- Wrap Around Garden
- Close to Mainline Railway Station

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01



DESCRIPTION: Austin Hawk are delighted to offer to the property market this three-bedroomed, semi-detached house in the village of Over Wallop. The property occupies a good-sized, wrap-around plot with pastoral views to the rear over open fields. Benefitting from driveway parking to the front of the property, the accommodation comprises an entrance lobby, a good-sized, dual aspect living room, kitchen, utility room, three bedrooms and a family bathroom. Outside, there are low maintenance gardens to the front plus a rear garden that wraps around to one side of the property.

LOCATION: The property is located on Pound Road, which links King Road with Evans Close, both off Station Road on the northern edge of Over Wallop. The village itself has a number of local amenities, including a village shop and post office, located within Pound Road, a village hall, church and a public house, whilst neighbouring Nether Wallop has a primary school. The Wallops are conveniently situated between the historic cathedral cities of Salisbury and Winchester and is close to picturesque Stockbridge, all of which offer excellent restaurant and leisure facilities. Andover (8 miles) and Grateley (2 miles) offer a mainline train service into London's Waterloo whilst the nearby A303 offers excellent road access to both London and the West Country.

OUTSIDE: A low maintenance front garden with mixed boundaries of closeboard fencing, low level walling and hedging enclose an area of lawn and a gravelled driveway with a path leading to the front door under a canopy porch. There is gated side access to the gardens at the side and to the rear of the property. Front door into:

ENTRANCE LOBBY: Clay tiled flooring. Stairs to first floor. Radiator. Door to:

LIVING ROOM: Good-sized, dual aspect living room with windows to the front and the rear. Radiator. Internal glazed door into:

KITCHEN: Window and an external door to the rear. Range of eye and base level cupboards and drawers with worksurfaces over including a breakfast bar. Inset stainless steel sink and drainer, space for a free-standing cooker, space and plumbing for a washing machine. Tiled splashbacks. Internal door to:

UTILITY ROOM: External door and window to the side. Space for American Style fridge freezer. Floor standing oil fired combi boiler and cloaks storage space. Low level door to built-in, understairs storage cupboard.

LANDING: Access to a partially boarded loft. Door to built-in storage cupboard. Doors to:

BEDROOM ONE: Double bedroom with a window to the front. Double doors to built-in wardrobe cupboard. Radiator.

BEDROOM TWO: Rear aspect double bedroom with views over fields at the rear and side of the property. Radiator.

BEDROOM THREE: Window to the front. Radiator.

FAMILY BATHROOM: Window to the rear. Tiled flooring. Panelled bath with mixer shower attachment. Fully tiled bath enclosure, close coupled WC, pedestal hand wash basin and heated towel rail.

REAR AND SIDE GARDENS: Gated side access from the front with a side path and the side garden hidden behind closeboard fencing and including two garden sheds. External tap. The rear garden includes a patio area adjacent to the rear of the property with the remainder laid to lawn, enclosed by closeboard fencing and mature hedging. The oil tank is located in the rear garden and was newly installed in 2019.

TENURE & SERVICES: Freehold. Mains water, drainage and electricity are connected. Oil fired central heating to radiators.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

