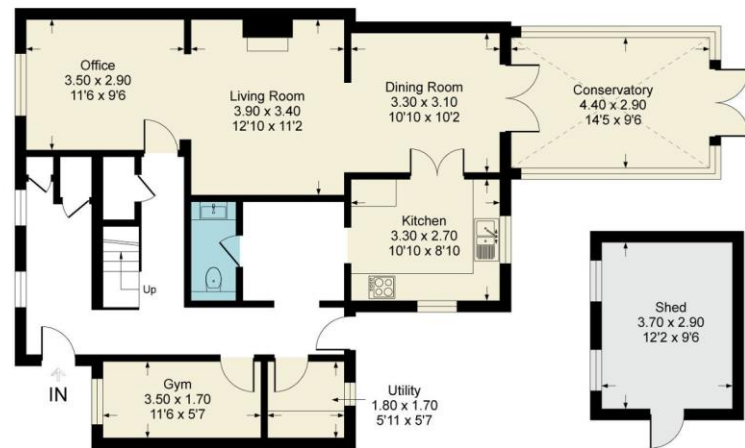
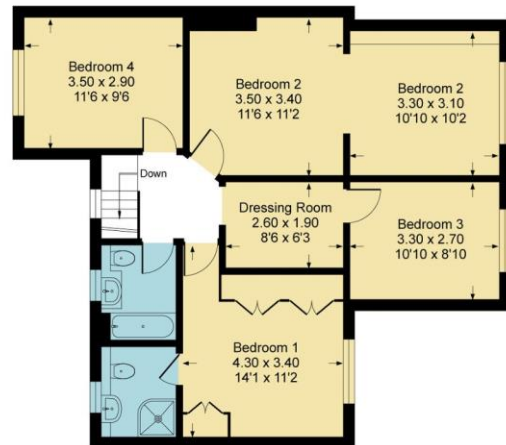


**New Road, S020**  
Approximate Gross Internal Area = 172 sq m / 1848 sq ft  
Approximate Outbuilding Internal Area = 11 sq m / 115 sq ft  
Approximate Total Internal Area = 183 sq m / 1963 sq ft

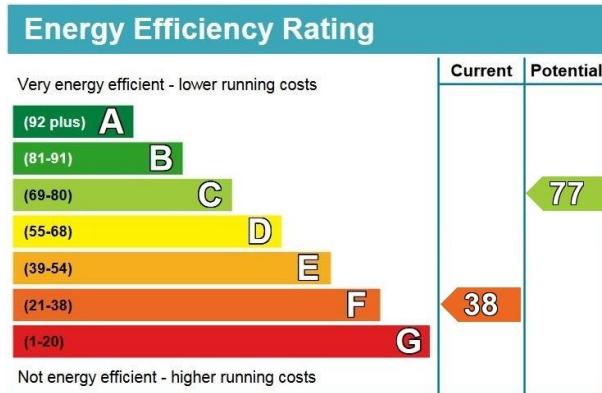


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



**New Road, Middle Wallop**

**Guide Price £535,000 Freehold**



- Hallway
- Study
- Conservatory
- 3 Further Bedrooms
- Landscaped Garden

- Sitting/Dining/Family Room
- Kitchen & Breakfast Room
- Master Bedroom Suite
- Generous Parking
- Stunning Views

**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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**DESCRIPTION:**

This substantial semi-detached house is located in a no through lane on the edge of the village of Middle Wallop and boasts far reaching views to the front over open countryside. The spacious accommodation comprises large porch, hallway, cloakroom, living room with family and dining areas, good sized conservatory, study, kitchen with separate breakfast room, utility room, master bedroom with ensuite bathroom, three further double bedrooms (one with a sitting room) and a family bathroom. To the front there is generous off road parking whilst the secluded, landscaped, rear garden is a particular feature of the property benefiting from ponds and seating areas.

**REAR GARDEN:**

The beautiful rear garden is a feature of the property and is fully enclosed by a mixture of fencing, hedging and bamboo. Gravelled seating area adjacent to the house with a greenhouse and leading to an area of lawn with flower borders, shrubs and trees. To the rear there is a further paved seating area with a shed and steps and a gate leading to an extended garden with a pond, circular terrace and space for chickens or a vegetable plot.

**LOCATION:**

The property is situated on the edge of the village of Middle Wallop, a Conservation Area renowned for its many period cottages and houses, which offers everyday amenities including a Post Office/shop, church and public house whilst Stockbridge, which is only six miles away, offers primary and secondary schools, a doctors surgery, churches, restaurants and many artisan shops. The nearby town of Andover has a comprehensive range of shopping, educational and leisure facilities, as well as a mainline railway station providing fast services to London (Waterloo in just over one hour). (The neighbouring village of Grateley also has a mainline railway station). The cathedral cities of Salisbury and Winchester are both within half an hour's drive away.

**TENURE & SERVICES:**

Freehold. Mains water and electricity are connected. Private drainage. 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.

