

Rose Cottage, Salisbury Lane, Over Wallop, Stockbridge SO20 8JJ



We are proud to present

Rose Cottage

Salisbury Lane, Over Wallop, Stockbridge SO20 8JJ

A superb four bed end of terrace cottage on the outskirts of the popular village of Over Wallop, beautifully presented and with lovely views.

- Highly Sought After Location
 - Beautifully Presented
 - 4 Double Bedrooms
 - Bathroom and En-Suite
 - Large, Kitchen/ Dining Room
 - Two Reception Rooms & Office
- Triple Car Barn and Two Garden Sheds
- Ample Parking and Turning Space
 - Enclosed, Private Garden
 - Character Features





The Property

Rose Cottage has been successfully and sympathetically extended over the years, from its roots of an end of terrace farm workers cottage, so that it now offers beautifully balanced accommodation.

A half glazed front door, protected by an attractive porch brings you in to a cosy sitting reception room with lovely wooden floor and the focal point of a log burner. There are stairs up to the first floor and a door to the kitchen / dining room.

The Kitchen is a fantastic space to cook and entertain in and is most definitely the heart of the home. With plenty of units at high and low level, there is plenty of storage space and a great deal of worktop space to prepare meals. The units are a modern white shaker style, whilst the worktops are wooden and a tiled floor continues out into the dining area. There is a range cooker with gas hob and electric ovens under, an inbuilt Bosch dishwasher and space for a fridge freezer. The dining space has a lovely, vaulted ceiling with Veluxs and bifold doors to one of the terraces, making it beautifully light and effortlessly connected to the outside.

A formal sitting room, also with wood burner offers a relaxing space to retreat to, with garden access on to the front terrace. The utility is a fantastic space, it has an external door, space for all the white goods, including additional fridge freezer and dishwasher, plenty of storage and sink – a really handy space for any family, dog owner or outdoor enthusiast. Completing the downstairs is a cloakroom.

Upstairs, there are four double bedrooms, one of which has an en-suite and all of which have built in wardrobes.

Location

Rose Cottage, is situated in Over Wallop, which with the other two villages of Middle and Nether Wallop create The Wallops through which runs the Wallop

Brook, a tributary of the River Test in the beautiful Test Valley. The villages have an active community with many clubs and societies. Over Wallop has a shop/post office and a public house. There is a shop/petrol station and public house in Middle Wallop and a primary school in Nether Wallop. Stockbridge is a 10minutes drive away and has a variety of independent shops, a Co-op/ Post Office, doctors surgery, pubs, restaurants and a Primary and Secondary school.





The town of Andover and the Cathedral Cities of Winchester and Salisbury are all within easy reach and offer a comprehensive range of shopping, educational and recreational facilities. The nearby A30 links Salisbury to the West and Winchester to the East with easy access to the A334 and the M3. Andover, Grateley and Winchester all have main line railway stations with fast rail services to London Waterloo.

Outside

To the front of the property, there is a gated, brick-paved driveway providing space for several cars to park and turn offroad in front of a triple bay car barn. The car barn has a useful locked store as it's forth bay and there is power to it, including a Tesla electric vehicle charger.

The garden is predominantly to the front between the driveway and the cottage, with an additional terrace to the side. Completely enclosed with fencing and hedging, the garden is both dog/ child proof and private. Mainly lawn, there are some a few small specimen trees/shrubs and a flower border beside the garden path. There is a gate that takes you out onto the byway behind, over which there is a stunning countryside view to be enjoyed from the kitchen terrace whilst alfresco dining. An additional useful garden shed is located on a former garage base beyond the terrace, where there was once one garage for each cottage.

Additional Information

Services: Mains water and electricity connected, oil central heating and septic tank. Bottled gas connected to range cooker. Solar hot water. Ofcom suggests broadband speeds of up to 76 Mbps are available and that all major mobile networks should have good coverage outside and good to variable inside.

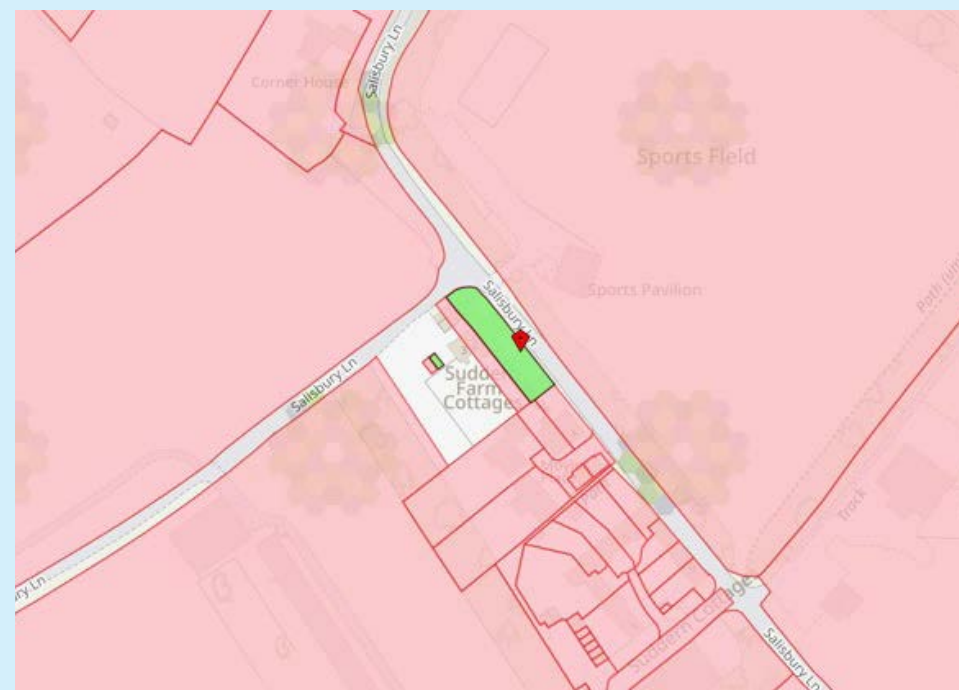
Tenure: Freehold.

Council Tax Band: G

EPC rating: D 62

Square Footage: 2,275 Sq Ft

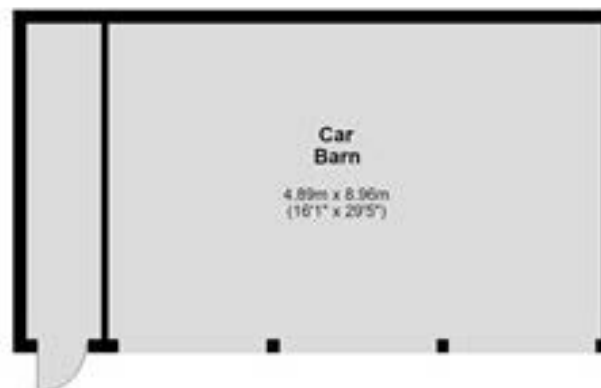
What 3 Words: ///tides.victor.
blueberry



Ground Floor



Outbuilding



First Floor



Total area: approx. 211.3 sq. metres (2274.6 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them.
Measured and drawn to RICS guidelines



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