



Fox Grant

MANOR HOUSE, OVER WALLOP, STOCKBRIDGE, HAMPSHIRE

Extraordinary opportunity to acquire a development plot of just over an acre in the highly sought after 'Wallops'

SITUATION

Stockbridge 5.7 miles, Andover 6.9 miles, Amesbury 9.8 miles, Salisbury 12.8 miles, Winchester 15.8 miles.

International Airports: Southampton 24.3 miles, Bournemouth 41 miles, Bristol 67.5 miles.

Mainline Trains: Grateley to London Waterloo 1hr 27m, Andover to London Waterloo 1hr 15m.

Manor House is situated in the sought after village of Over Wallop within the Test Valley, part of the highly desirable 'Wallops' area. Over Wallop hosts an array of local amenities.

Education An excellent array of private and state schools in the area. The local primary school is Wallop Primary School located 1.5 miles away and rated 'Good'. There are many state secondary schools in Andover and Salisbury. Local independent school include Farleigh School, Rockwood School, Winchester Collage, Chafyn Grove School, and Embley. More information and schools can be found at www.hants.gov.uk/educationandlearning/findaschool

Local Sporting & Recreational A quiet village in the heart of open farmland, Over Wallop has a village pub, The White Hart, shop/post office, with the George Inn and the parish hall at Middle Wallop. The town of Andover provides the most immediate general shopping, sports and leisure facilities with a wider range to be enjoyed in Winchester, Salisbury and Southampton. For further local information see www.hants.gov.uk and www.upmystreet.com. There is an abundance of walking and cycling opportunities directly into surrounding countryside. Racing is at Salisbury, Newbury, Wincanton and Bath.

MANOR HOUSE

Currently two dwellings (Manor House and Stepping Stones) on a plot of just over an acre. Manor House offers comfortable living, whilst Stepping Stones isn't currently occupied.

The plot offer planning in perpetuity for a large country house. The site should be explored for further development potential. Planning number TVN.04054/1

KEY FEATURES

- Residential Development Site
- Two Residential Properties in place at present
- Manor House with three bedrooms, reception room, office, kitchen, bathroom, wet room, double and 2 single garages
- Stepping Stones with three bedrooms, two reception rooms, kitchen/breakfast room, bathroom & cloakroom

Downs Lane, Over Wallop, Stockbridge, SO20

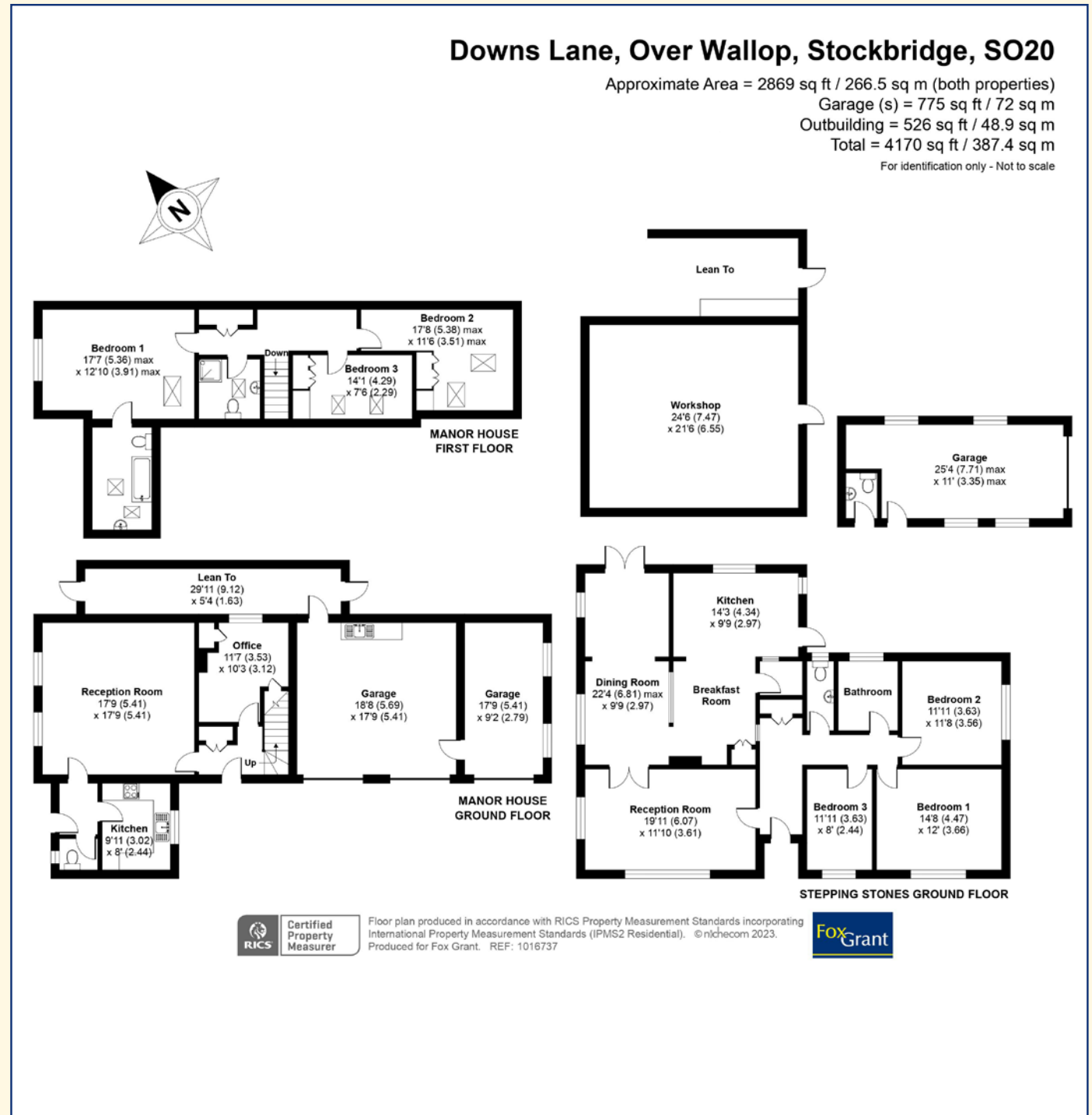
Approximate Area = 2869 sq ft / 266.5 sq m (both properties)

Garage (s) = 775 sq ft / 72 sq m

Outbuilding = 526 sq ft / 48.9 sq m

Total = 4170 sq ft / 387.4 sq m

For identification only - Not to scale



VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact **Rupert Langstaff** for further details at rupert@foxgrant.com



Rupert Langstaff



William Fox Grant



**MANOR HOUSE
SO20 8JZ**

DIRECTIONS

Postcode: **SO20 8JZ**

Heading East from Salisbury arrive at Middle Wallop on the A343, continue down the hill which becomes B3084. Turn left at The George Inn into Station Road & continue on into Over Wallop. Turn right into Kings Lane and head up the hill and take a turning on the left into Downs Road, where Manor House will be found on the right.

foxgrant.com

**TOURISM
& LEISURE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**COUNTRY
& VILLAGE**