



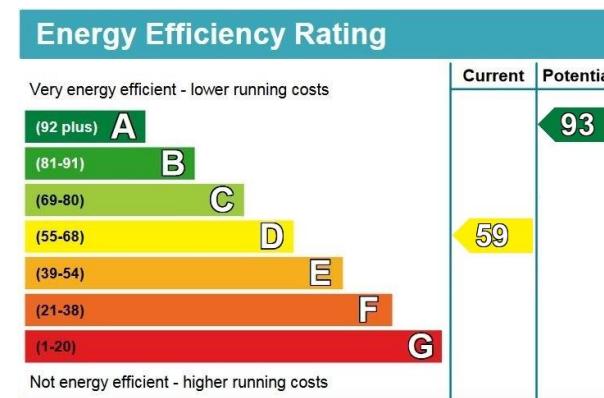
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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



3 Moulards Row, Middle Wallop

Guide Price £260,000 Freehold



- Living Room
- Kitchen/Dining Room
- 2 Double Bedrooms
- Garden
- Allocated Parking

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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:

Offered for sale with no onward chain, this characterful cottage is located in the sought after village of Middle Wallop. The accommodation comprises a living room with a wood burner, kitchen/dining room with stairs to the first floor, a rear lobby, ground floor bathroom and two double bedrooms to the first floor. Outside there is a garden located to the front with a summerhouse and a parking area with two allocated spaces to the rear of the cottage.

LOCATION:

Middle Wallop has a public house, petrol station and parish hall and is also home to the Army Air Corps and the Army Air Museum, located on the east of the village. Nearby Over Wallop 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 are close to picturesque Stockbridge, all of which offer excellent restaurants and leisure facilities as well as schools catering for all age groups plus a diverse range of shopping opportunities. 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.

ACCOMMODATION:

Approached from the parking area to the rear there is a covered area with a door into:

REAR LOBBY:

Cupboard with consumer unit and doors to:

BATHROOM:

Window to side. Panelled bath with shower over, wash hand basin and WC.

KITCHEN/DINING ROOM:

Window to rear. Range of eye and base level cupboards and drawers with wooden work surface over and inset Belfast sink. Free standing cooker with double oven and extractor over. Space and plumbing for washing machine, space for fridge/freezer, cupboard with hot water tank and stairs to the first floor with understairs cupboard. Door to:

LIVING ROOM:

Window and door to front. Fireplace with slate hearth and wood burner.

FIRST FLOOR LANDING:

Cupboard and doors to:

BEDROOM 1:

Window to front and fitted wardrobe cupboard.

BEDROOM 2:

Window to rear. Fitted wardrobe cupboard and over stairs cupboard.

GARDEN:

Located to the front of the property with a patio area adjacent to the house. The remainder is laid to lawn with mature shrubs, trees and a gravel path leading to a summerhouse.

OUTSIDE:

To the rear there is a parking area with two allocated spaces.

TENURE & SERVICES:

Freehold. Mains water, drainage and electricity are connected. Heating via electric wall mounted heaters.

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.

