



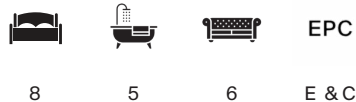
KNOCKWOOD HOUSE, NETHER WALLOP

Stockbridge, Hampshire



KNOCKWOOD HOUSE, NETHER WALLOP, STOCKBRIDGE

An exceptional Grade II Listed farmhouse dating from the 17th century with later additions with extensive gardens, a separate two bedroom cottage and outbuildings situated in the Test Valley.



Local Authority: Test Valley Borough Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,950,000



LOCATION

Knockwood House is situated in one of the most sought-after and picturesque villages in the Test Valley. Nether Wallop itself has a primary school, church and village hall with the neighbouring village of Over Wallop providing a shop & post office and pub. Within just 5 miles is the beautiful Georgian market town of Stockbridge which has a range of boutique shops, restaurants, pubs and cafés. The cathedral cities of Winchester and Salisbury are both within about 14 miles and offer a wider range of facilities including theatres and cinemas as well as full calendars of cultural events and rail services. The closest station is from 4 miles away at Grateley. Wallop Primary School in Nether Wallop and Test Valley Secondary School are the catchment area schools. The renowned Farleigh prep school is from 5.5 miles away, and other independent schools in the area include Rookwood School in Andover, Winchester College and St Swithun's in Winchester and Godolphin School in Salisbury. (times and distance are approximate)







THE PROPERTY

The property features a vaulted, spacious reception hall with downstairs cloakroom and shower. The original entrance hall has exposed beams and garden access. An 18-year-old extension was added by the current owners and includes a triple-aspect sitting room with wood burner, leading to a generously-proportioned country style kitchen with AGA. Connected to this is a utility room, pantry and side access to Knockwood Lane. The drawing room has an original Inglenook, exposed beams, and garden views, connecting to multipurpose family and garden rooms. Upstairs are four double bedrooms (one en suite), two singles, and two family bathrooms.

Within the grounds is a two bedroom detached cottage with an open plan sitting/dining room, modern kitchen and shower room.



GROUNDS

The property is approached off Knockwood Lane onto a gravel drive with plenty of parking. Set within about 1.6 acres of grounds which include well-stocked flower beds, mature fruit trees, raised vegetable beds and a chicken coop. An outdoor swimming pool is in a quiet and secluded position within the gardens. A range of outbuildings include an original open plan barn offering a covered area for entertaining with an attached closed barn suitable as a workshop and there are further barns providing additional storage. There is a double car port with an EV charging port.

The house and its entire garden is within the local settlement boundary and not within the conservation area, allowing future scope (STPP) within the grounds.







Knockwood House

Approximate Gross Internal Area

Main House = 3968 Sq Ft / 368.66 Sq M

Barn = 275 Sq Ft / 202.10 Sq M

Outbuilding = 1021 Sq Ft / 94.87 Sq M

Garden Store = 279 Sq Ft / 25.87 Sq M

Staddle Store Barn = 353 Sq Ft / 32.78 Sq M

Total = 7796 Sq Ft / 724.28 Sq M

Outbuildings are not shown in correct orientation or location.



Approximate Gross Internal Area = 7796 Sq Ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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