



FREEMANTLE

Over Wallop



FREEMANTLE OVER WALLOP

This Grade II listed village house is a beautiful example of Georgian architecture (with later additions), offering elegant proportions and an abundance of original character throughout.



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EPC

E

Local Authority: Test Valley Borough Council

Council Tax band: H

Tenure: Freehold



FREEMANTLE

Exposed timber beams, sash windows and cast-iron fireplaces blend seamlessly with a thoughtfully curated interior design palette of muted tones. An impressive double-height entrance hall features an L-shaped staircase and a welcoming woodburner. The principal reception rooms flow well, with a drawing room enjoying a bay window and French doors to the predominantly west-facing gardens. Bi-fold doors connect to a further living room, also with a fireplace and French doors, creating ideal entertaining spaces. At the heart of the home lies a kitchen/dining room with central island, integrated appliances, Everhot cooker and bi-fold doors to the terrace, with stairs leading down to a wine cellar. A utility room, family room, study and cloakroom complete the ground floor. The first floor offers a double-aspect principal bedroom with luxurious en-suite, four further bedrooms and two bathrooms, while a secondary staircase leads to a second-floor suite.











OUTSIDE AND LOCATION

Set within approximately 1.56 acres, the gardens are a particular highlight, featuring mature borders, part-walled lawns, a thatched cob wall, tennis court and outdoor swimming pool. Extensive outbuildings include a gym, garage, workshop and charming pool house, all approached via a gravel driveway in the heart of this delightful Test Valley village.

The village benefits from a pub, shop, church and village hall. The nearby market town of Stockbridge includes independent specialist shops, tea rooms, pubs and restaurants, clothing specialists, and a local butchers. The cathedral cities of Winchester and Salisbury are within easy driving distance, providing a wider choice of shopping, culture and a mainline train station with direct trains to London Waterloo from 58 minutes. The closest train station is located in Grateley which is 2 miles away and is on the main Salisbury to London Waterloo line. Wallop Primary is a local catchment area school in the village. The renowned Farleigh prep school is about 5.2 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.



Services: mains water (metered), mains electricity, private drainage (septic tank)

Heating: oil fired central heating, woodburner

Post Code: SO20 8JE

Location: <https://what3words.com/compose.lend.caressed>

Times and distances approximate



Approximate Floor Area = 357.7 sq m / 3850 sq ft (Excluding Family Room)
 Garage / Outbuildings = 87.5 sq m / 942 sq ft
 Cellar = 19.2 sq m / 207 sq ft
 Total = 464.4 sq m / 4999 sq ft
 (Excluding Void / Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106274

(Including Basement / Loft Room)
 Approximate Gross Internal Area = 375.7 - 482.45 sq m / 4,044 - 5,193 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)



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