



Meadowbank , Nether Wallop, Stockbridge, SO20 8EN  
Asking Price £895,000



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### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Welcome to this impressive family home, designed and built by the current owners in 1973. Nestled in the picturesque village of Nether Wallop, this charming residence offers flexible and spacious accommodation, ideal for modern family living. Conveniently located within easy reach of Stockbridge, this home provides both tranquility and accessibility. The ground floor features a welcoming entrance hall with a galleried landing above, creating a grand first impression. Adjacent to the entrance is a practical cloak cupboard and a downstairs toilet for everyday convenience. The study offers a perfect space for a home office or a quiet reading nook. The comfortable and inviting sitting room flows seamlessly into the dining room, ideal for family meals and entertaining. From the dining room, you have direct access to the conservatory, a bright and airy space overlooking the gardens, perfect for relaxing and enjoying the view. The well-equipped kitchen offers ample storage and counter space, complemented by a large utility/boot room that is practical for managing household chores and additional storage. The second sitting room, which can also serve as a bedroom, comes with an adjoining downstairs shower room. This versatile space offers potential as a separate annex if the utility room is converted into a secondary kitchen. On the first floor, the spacious principal bedroom features an en-suite bathroom. There are three additional generously sized bedrooms, ideal for family members or guests, along with a well-appointed family bathroom with modern fixtures and fittings. Externally, the property boasts a large double garage with storage space above, providing ample room for vehicles and additional storage. The spacious driveway accommodates several vehicles, ensuring ample parking space for family and visitors. The beautifully maintained gardens flank all sides of the property, with a stunning southwest-facing rear garden that enjoys plenty of sunshine throughout the day. This unique family home offers a blend of traditional charm and modern convenience, set in a desirable village location. With its flexible accommodation and potential for a separate annex, it caters to a variety of living arrangements.



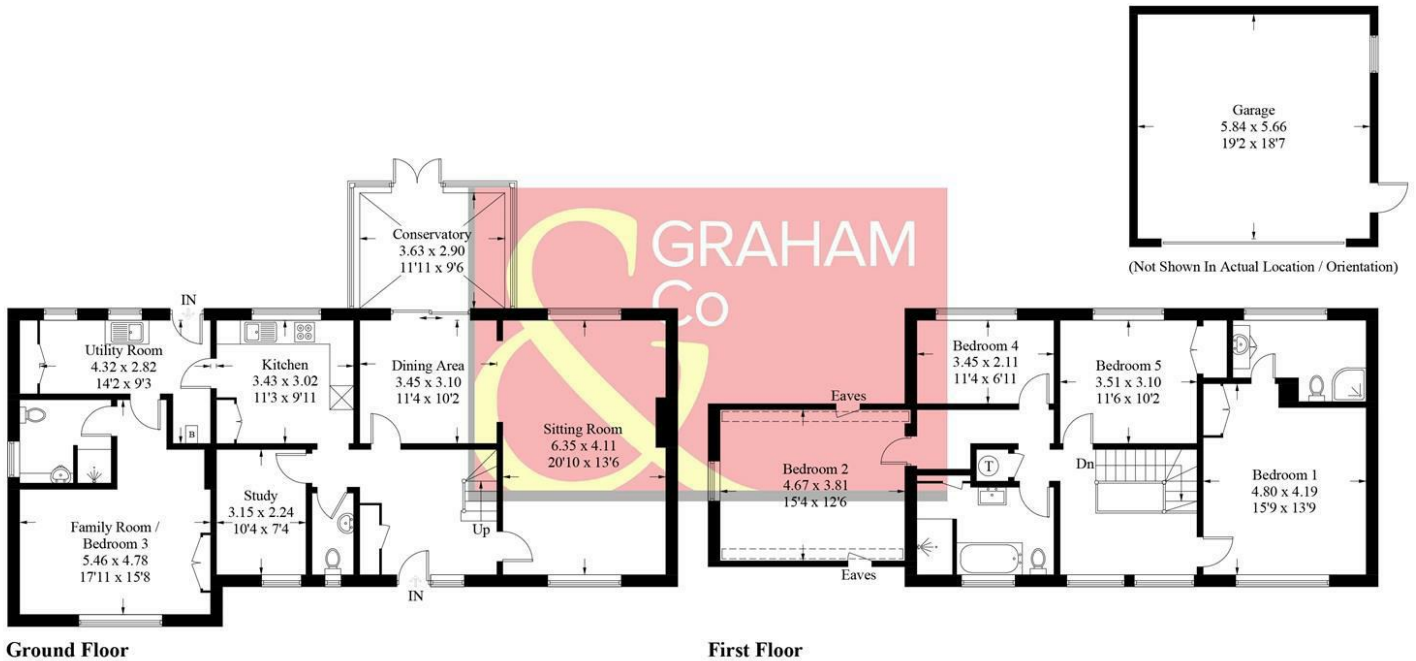


The village of Nether Wallop is situated on the edge of Test Valley and is one of three renowned Hampshire villages that are known as 'The Wallops'. Within the village there is a church, whilst the neighboring village of Over Wallop has a village shop/post office and pub. The nearby market town of Stockbridge offers a wide range of boutique shops, restaurants and pubs, as well as a hotel and reputable butcher. The cathedral cities of Salisbury to the west and Winchester to the east are both within easy driving distance and offer more comprehensive and recreational shopping and education facilities. Leisure facilities that are close include racing at Salisbury, fishing on the River Test and its carriers, golf at Hampshire and Andover clubs, concerts at Broadlands Romsey and extensive riding and walking within the immediate area. The village is also well placed for access to the A303 via the A343 which in turn provides links to the A34 to Winchester and Oxford to the north. The A303 also leads to the M3 and M27 to the south and London, whilst the A30 to the west gives access to Salisbury. Grateley station is approximately 4 miles away providing a fast and regular train service to London Waterloo and further afield at Andover there is a regular service to Waterloo in approximately 70 minutes.



# Five Bells Lane, SO20

Approximate Gross Internal Area = 212.1 sq m / 2283 sq ft  
 Garage = 33 sq m / 355 sq ft  
 Total = 245.1 sq m / 2638 sq ft



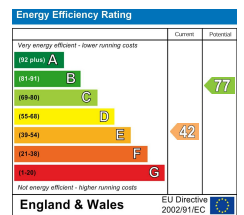
**PRODUCED FOR GRAHAM AND CO**

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1085838)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

