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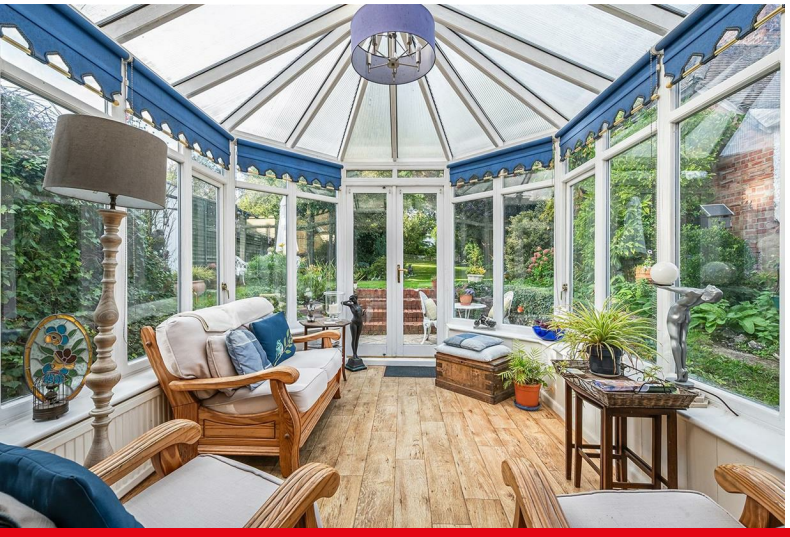

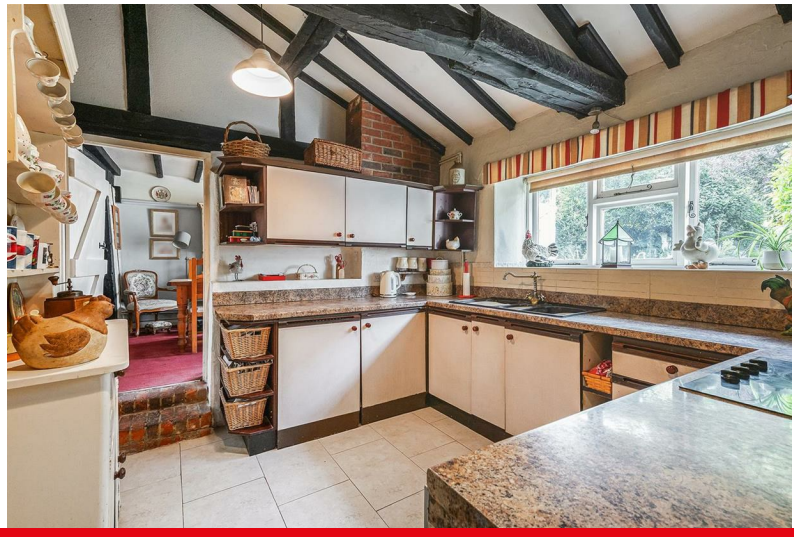

Brewery Farm Cottage Middle Wallop, Middle Wallop, Stockbridge, SO20 8EG
Guide Price £275,000

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Guide Price £275,000

PROPERTY DESCRIPTION BY Mr Ross Beeden

Nestled in the charming village of Middle Wallop, Stockbridge, Brewery Farm Cottage is a remarkable semi-detached Grade II listed thatched cottage is a true gem, steeped in history and character. Built in 1601, this property has been lovingly maintained and is now offered for sale for the first time in over 30 years, presenting a rare opportunity for discerning buyers.

The cottage boasts three well-proportioned bedrooms, providing ample space for family living or guests. The heart of the home is the inviting sitting room, featuring a stunning inglenook fireplace that adds warmth and a sense of tradition to the space. This delightful feature is perfect for cosy evenings in, making it an ideal setting for relaxation and entertaining.

Set on a substantial plot of approximately 0.21 acres, the property is complemented by a generously sized rear garden, offering a tranquil outdoor retreat. This expansive garden provides endless possibilities for gardening enthusiasts or those seeking a peaceful space to unwind amidst nature.

While the property has previously enjoyed various parking agreements with neighbours, it is important to note that no arrangements are currently guaranteed or being offered with the sale. However, the cottage's location adjacent to the village hall and neighbouring roads ensures that local amenities are within easy reach.

Over Wallop

The village of Over Wallop benefits from a thriving village community along with a shop/post office and local pub. There is a small primary school located in the neighbouring village of Nether Wallop, situated 1 mile to the east and there is also the added benefit of Grateley train station, situated 2.5 miles to the west, which provides direct access to London Waterloo.

APPROXIMATE GROSS INTERNAL AREA = 1784 SQ FT / 165.7 SQ M
OUTBUILDINGS = 249 SQ FT / 23.1 SQ M
TOTAL = 2033 SQ FT / 188.8 SQ M

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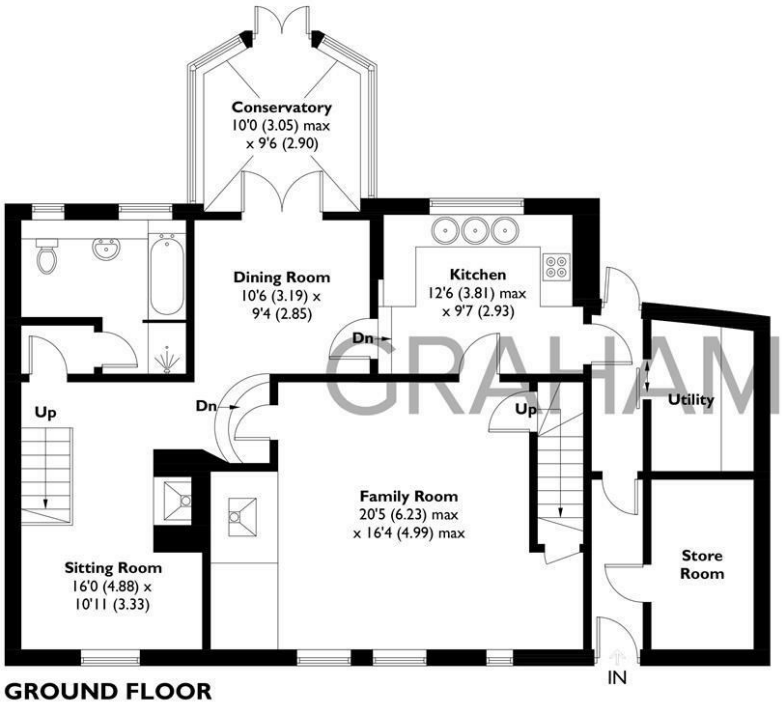
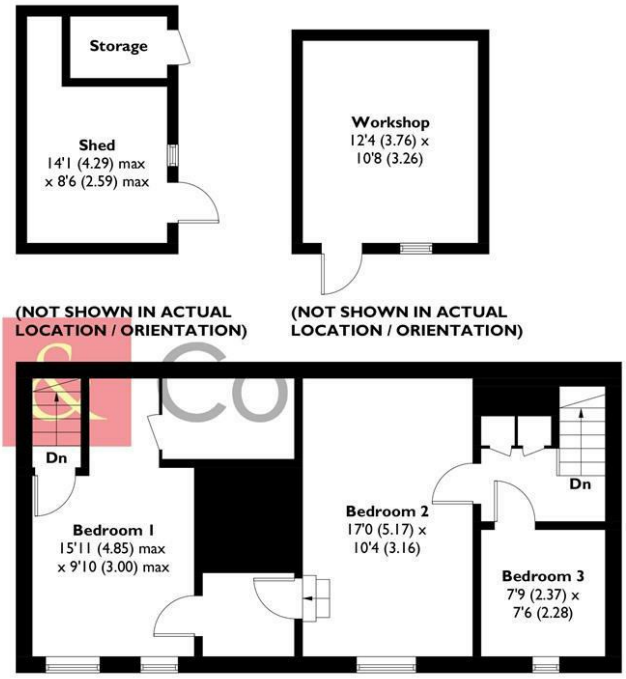


GROUND FLOOR
1196 SQ FT / 111.1 SQ M



FIRST FLOOR
588 SQ FT / 54.6 SQ M

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. Created by Emzo Marketing (ID1341330)
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