



17 Printers Place, Over Wallop

Myddelton&Major



Garden and views of neighbouring paddock.



A detached five bedroom village situated in the sought after Test Valley village of Over Wallop, enjoys views over neighbouring paddocks.

Tenure: Freehold Size: 2,397 ft² EPC Rating: C (69) Council Tax Band: G



Services - Mains Water and Electricity, Oil Fired Central Heating, Shared Waste Treatment Plant.

Note - There is a residents service charge which is £600 paid on a bi-annual basis. Please enquire with the Agents for more information.

Stockbridge 7.5 Miles • Andover 7.4 Miles • Salisbury 11.8 Miles • Winchester 16.3 Miles

17 Printers Place, Orange Lane, Over Wallop, Stockbridge, Hampshire, SO20 8JB

- Kitchen
- Dining Room/ Family Room
- Sitting Room with wood burner
- Utility Room
- Main Bedroom, Dressing Room & Ensuite
- Double Bedroom & Ensuite
- Three Further Double Bedrooms
- Family Bathroom
- Double Garage
- Garden

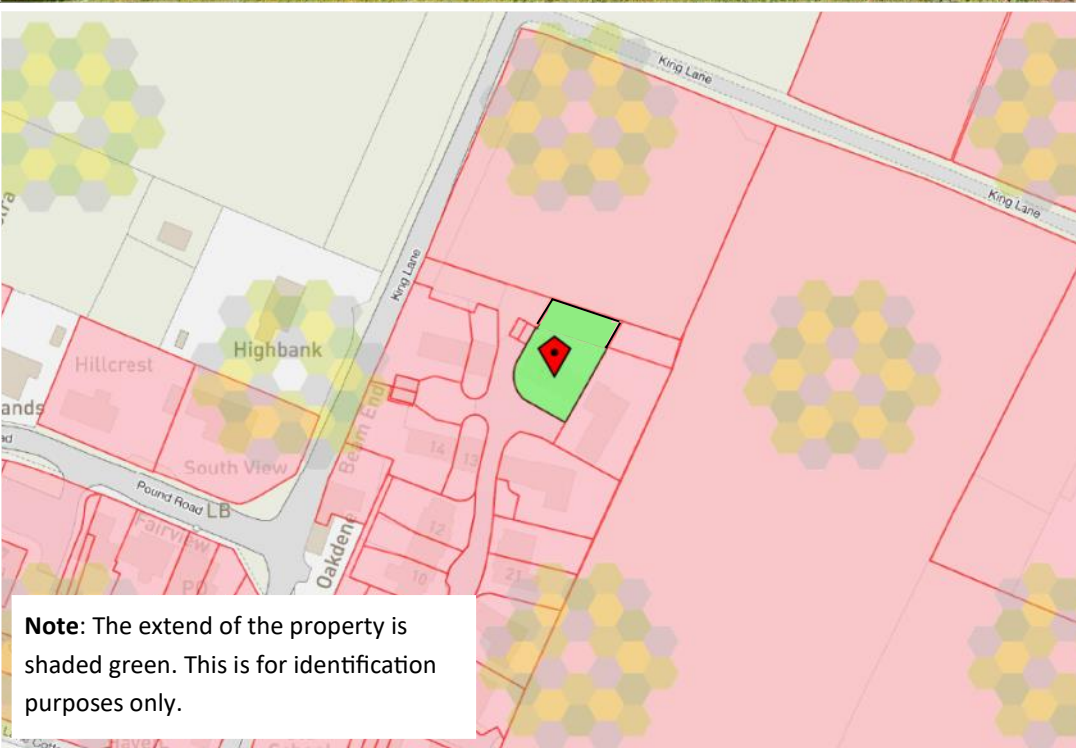
The Property

17 Printers Place is an attractive property constructed of brick with a rendered finish under a slate tiled roof. The property benefits from natural light and enjoys a welcoming entrance hall, off which is the kitchen breakfast room with fitted shaker units, granite worktops and integral appliances. There is a utility room. The family room suits as a dining room or playroom. There is a study and generous sitting room with an open fire surrounded by a limestone mantle which is a natural focal point within the room. French doors lead onto the paved terrace and garden. The property enjoys a quiet position as well as views onto the neighbouring paddocks. On the first floor is the main bedroom with dressing room including fitted floor to ceiling wardrobes and an ensuite. There are four further double bedrooms, one of which includes an ensuite. In addition there is a well appointed family bathroom.

Outside

The property is situated on Printers Place, a premium development built in 2009. The front garden is neatly finished with a rendered wall and a path leads to the open porch. There is a block paved drive offering parking for two cars and direct access into the double garage. The rear garden is mainly laid to lawn with a selection of saplings and mature shrubs. The paved terrace can be reached from the sitting room and provides ample space to enjoy and entertain.

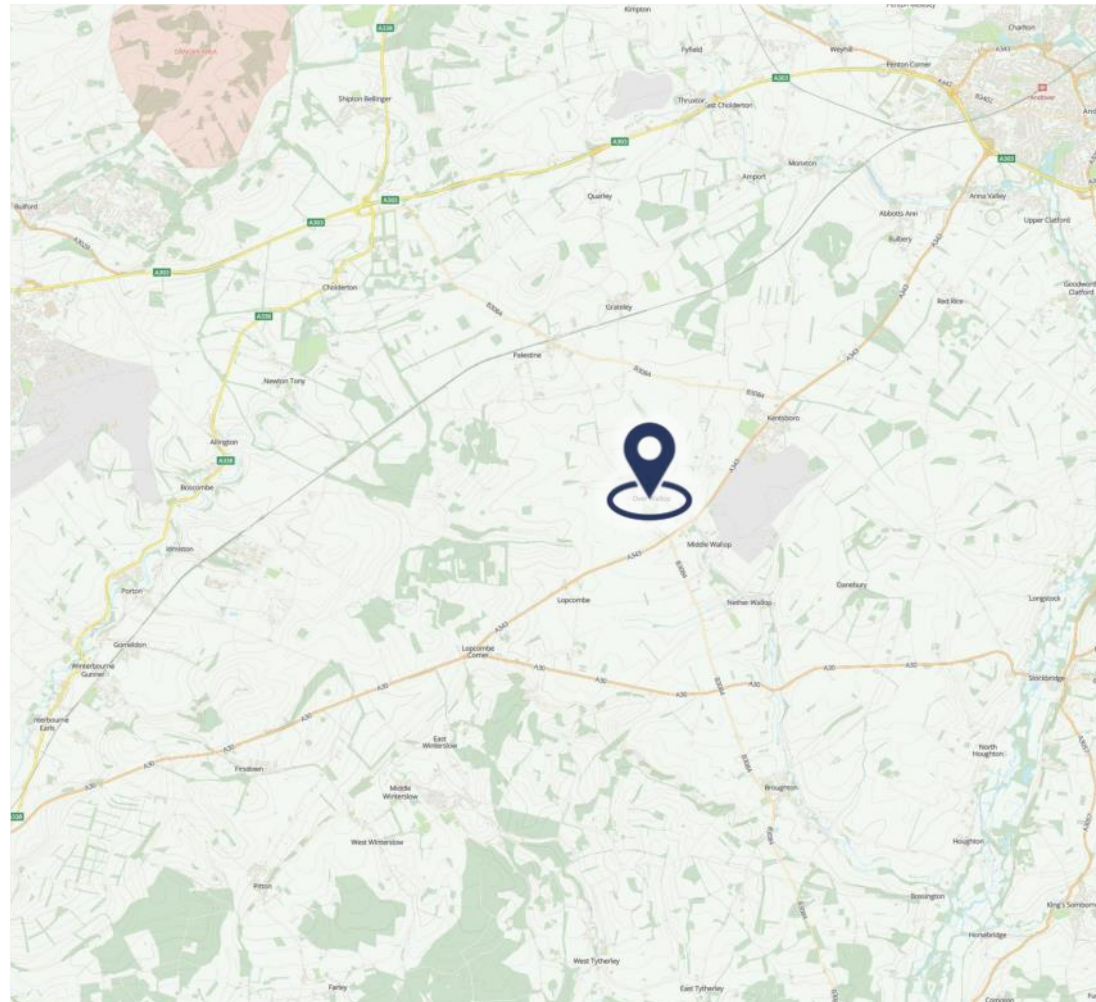




Location

The popular Test Valley Village of Over Wallop has a Shop/Post Office and Public House, Church and other community facilities. Nearby is the much sought after town of Stockbridge which has a selection of independent shops, cafes and restaurants as well as other amenities. Grateley Station is 10 minutes drive with trains to London Waterloo in 1 hour 20 minutes and Westbound.

The Cathedral cities of Salisbury and Winchester are also just under 30 minutes drive. There are many options for state and independent schools with secondary in Andover, Salisbury and Winchester along with the reputable prep school Farleigh which 5 miles away. Situated in a semi rural location with access to public footpaths and bridleways, country lanes and numerous dog walks.

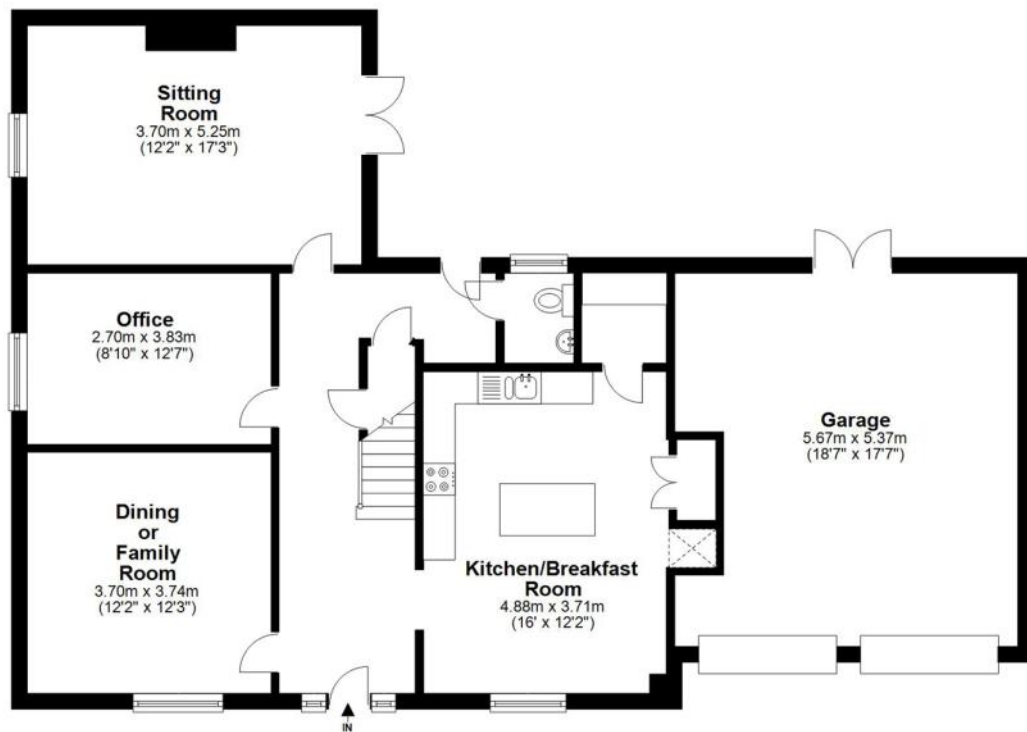




17 Printers Place, Over Wallop - Floorplan



Ground Floor



First Floor



Total area: approx. 222.7 sq. metres (2397.5 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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