



An exclusive development of four thoughtfully designed homes in Over Wallop.

MP

MOYLES PLACE



Country living in the heart of Hampshire

Hampshire's beautiful countryside and coastline makes it a highly desirable county. The Test and Meon river valleys dissect the Downs that rise from the Cathedral city of Winchester, whilst to the south west the New Forest, England's largest area of ancient woodland, is a wild and special place.

There are many picturesque villages in the centre and north of the county and as well as the picture book villages, there are some super small towns and of course the nearby cities of Southampton and Portsmouth. Hampshire benefits from no end of wildlife attractions including Marwell Zoo, the New Forest, the Hawk Conservancy and Bolderwood Deer Sanctuary.

Set in the heart of Hampshire are three villages known collectively as The Wallops: Nether Wallop, Middle Wallop and Over Wallop where Moyles Place is situated. It is named after the Norman family who were

granted land by William the Conqueror in this area. The Wallop Brook, a tributary of the River Test, flows through the villages which all have active communities with many clubs and societies. There is a beautiful 12th Century Church in Over Wallop plus a Primary School, shop/post office and a Pub. There is also a shop/petrol station and pub in Middle Wallop. There are Primary and Secondary schools in Stockbridge, along with a wide variety of shops, restaurants and pubs. There are also highly regarded Independent Schools in Winchester, Salisbury and Andover.

The Wallops are Conveniently situated close to the country town of Stockbridge and the Cathedral cities of Winchester and Salisbury. The nearby A30 links Salisbury and Winchester with easy access to the A34 and the M3. Grateley, just a couple of miles up the road, has a main line railway station with fast rail services to London Waterloo (1hr 20 mins).

MP

SITE LAYOUT

Grateley Station
3.7 miles

Stockbridge
6.9 miles

Andover
7.4 miles

Salisbury
11.8 miles

Winchester
15.8 miles

M3 (junction 9)
via A30/A34
18.4 miles

Southampton
21.5 miles

Southampton Airport
(Eastleigh)
22.8 miles

Basingstoke
29.5 miles

Portsmouth
Ferry Terminal
40.9 miles



Carbarn

The Beech
4 bedroom home

The Sycamore
4 bedroom home

The Maple
4 bedroom home

The site layout is intended for illustrative purposes only and may change. It should be treated as general guidance only and landscaping shown is indicative. Please note the car barns have been omitted from the street scene CGI to allow for a clearer sight of plots 3 & 4.

The Beech

Kitchen/Dining

5.32m x 5.05m
(17'5" x 16'6")

Utility

3.35m x 1.78m
(11'0" x 5'10")

Master Bedroom

4.26m x 4.25m *
(14'0" x 13'11" *)

Bedroom 4

3.79m x 3.13m
(12'5" x 10'3")

Family Room

4.49m x 4.26m
(14'9" x 14'0")

Study

3.34m x 2.05m
(10'11" x 6'9")

Bedroom 2

3.37m x 3.26m #
(11'0" x 10'8" #)

Bathroom

2.72m x 2.66m
(8'1" x 8'9")

Living Room

5.77m x 3.63m
(18'10" x 11'10")

Garage

5.97m x 4.05m
(19'6" 13'3")

* plus dressing area
plus wardrobe



Ground Floor



First Floor

..... Denotes reduced height ceiling

Floor plans and dimensions are approximate. Room sizes should not be relied upon for floor or furniture placement. Computer generated image only. Details may vary.



Ground Floor



First Floor

..... Denotes reduced height ceiling

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The Sycamore

Kitchen/Dining

5.32m x 5.00m
(17'5" x 16'5")

Family Room

4.26m x 2.85m
(13'11" x 9'4")

Living Room

5.77m x 3.63m
(18'10" x 11'10")

Utility

3.35m x 1.78m
(11'0" x 5'10")

Study

3.34m x 2.05m
(10'11" x 6'9")

Double Garage

5.90m x 6.00
(19'4" 19'8")

Master Bedroom

4.26m x 3.30m *
(14'0" x 10'10" *)

Bedroom 2

3.37m x 3.26m #
(11'0" x 10'8" #)

Bedroom 3

3.79m x 3.34m
(12'5" x 10'11")

Bedroom 4

3.79m x 3.13m
(12'5" x 10'3")

Bathroom

2.75m x 2.66m
(9'0" x 8'9")

* plus dressing area
plus wardrobe



The Maple

Kitchen/Dining

6.35m x 3.15m
(20'9" x 11'10")

Bedroom 1

3.40m x 2.75m #
(11'2" x 9'0" #)

Living Room

5.00m x 3.85m
(16'4" x 12'8")

Study

3.42m x 1.80m
(11'2" x 5'10")

Bedroom 4

2.65m x 2.30m
(8'8" x 7'9")

Bedroom 2

3.20m x 2.75m #
(10'2" x 9'0" #)

Bedroom 3

3.30m x 2.70m
(10'10" x 8'10")

plus wardrobe



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SPECIFICATION

INTERNAL FINISH

- Ground source heat pump providing underfloor heating to ground floor and radiators on first floor.
- Internal doors in Suffolk style Oak finish with polished chrome fittings.
- Bespoke built-in wardrobes to bedrooms 1 & 2.
- Open tread oak finish staircase to Plots 1 & 2 with glazed balustrades.
- Traditional staircase to Plots 3 & 4 with painted chamfered balustrades and Oak stained handrail.
- Quality ceramic tiles to bathrooms and En suites.
- Karndean wood strip vinyl flooring to ground floor (except in study and living room which will be carpeted). Carpets to all bedrooms and landing.
- Wood burning stoves fitted in all plots.
- Custom-made high-performance double-glazed timber casement windows.
- Internal walls finished in Dulux Chalky White No.3. Joinery in Dulux satinwood White Handkerchief.

KITCHENS

- Comprehensively fitted with high specification Shaker style wall, floor and island units (plots 1 & 2 only) with 30 mm quartz worktops and matching upstands.
- LED feature lighting to plinths, islands and underside of wall units.
- To Plots 1 & 2: Integrated appliances including Miele vented induction hob, Miele main oven, Miele combination oven/microwave, Miele warming drawer, Neff larder fridge, Neff under-counter freezer, Neff integrated dishwasher, Caple wine fridge.
- To Plots 3 & 4: Neff integrated appliances including induction hob, extractor hood, slide & hide oven, combination oven/microwave, 60/40 fridge/freezer, dishwasher and washer/dryer.

IMPORTANT NOTE

Whilst every care has been taken to ensure the accuracy of the information provided, the contents do not constitute any part of an offer or contract. Due to a policy of continual review Talisman Homes and Perbury Developments reserve the right to alter the specification and design without prior notice.

BATHROOMS & EN SUITES

- LAUFEN contemporary white sanitary ware.
- Chrome taps and fittings.
- Thermostatic shower valves.
- Porcelanosa ceramic wall and floor tiling.
- Chrome multi rail towel warmer radiators.
- Shaver sockets and mirrors.
- LED feature lighting (Plots 1 & 2 only).

ELECTRICAL

- Extensive electrical power, light and telephone outlets.
- TV aerial points and pre-wired for Sky+.
- Recessed LED downlights in kitchens, Cloakrooms, utility rooms, bathrooms and En suites.
- Fitted smoke detectors and carbon monoxide sensor.
- Intruder alarm system.

EXTERNAL

- Indian sandstone paths and terraces.
- Landscaping to front gardens.
- Turfed rear gardens.
- Lights to the front porch and rear gardens.
- Timber garden shed.
- Block paving to parking areas.
- Driveway in resin bonded gravel.
- External communal lighting to driveway.
- Privacy and stock-proof fence fencing to all plots.
- Communal private drainage system.

MANAGEMENT COMPANY

A company will be set up with each purchaser holding a share and one member of each household will become a Director. The residents will then be responsible for the administration and insurance of the Common Parts of the Estate and the drainage system, which will benefit from a maintenance contract on completion of building works.



Another joint venture between:



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This brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed. The photographs shown within this brochure are indicative of the quality of a Talisman/Perbury home and do not relate to the house types. **May 2019**

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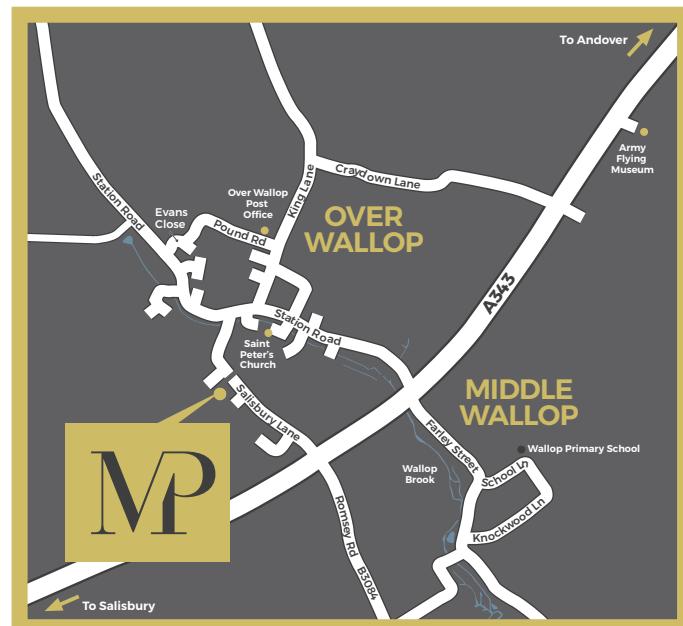
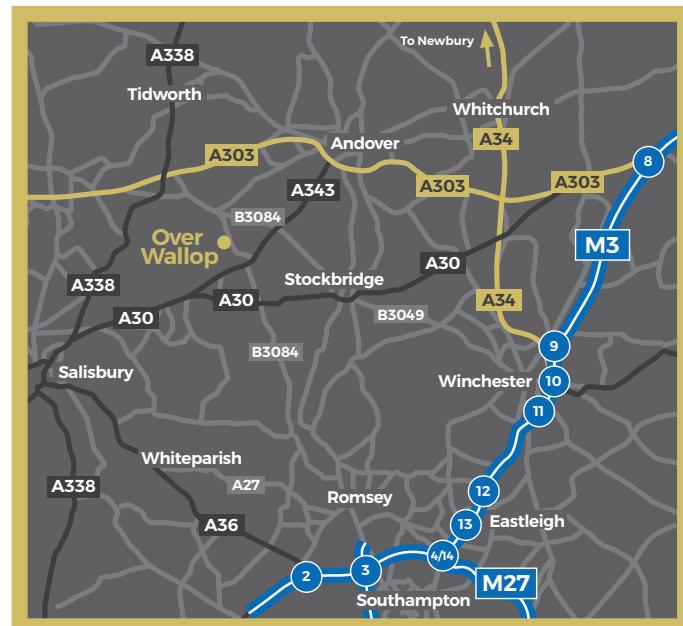
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