



1 Brockhurst Cottages, Over Wallop

Guide Price £590,000

Myddelton & Major





A charming thatched Grade II Listed cottage with a stunning garden in the heart of the Test Valley.

Tenure: Freehold

Size: 1141 sq ft

Council Tax Band: D



Services - Mains Water and Electricity, Private Drainage, Oil-Fired Central Heating Ofcom suggests broadband speeds of up to 80 Mbps and that most major mobile networks will likely have connectivity in the area

1 Brockhurst Cottages, Station Road,
Over Wallop, SO20 8JH

- Stunning Gardens
- Detached Garage
- Neptune Kitchen/Breakfast Room
- Period Features
- In Very Good Order
- Private Drive
- Inglenook Fireplace

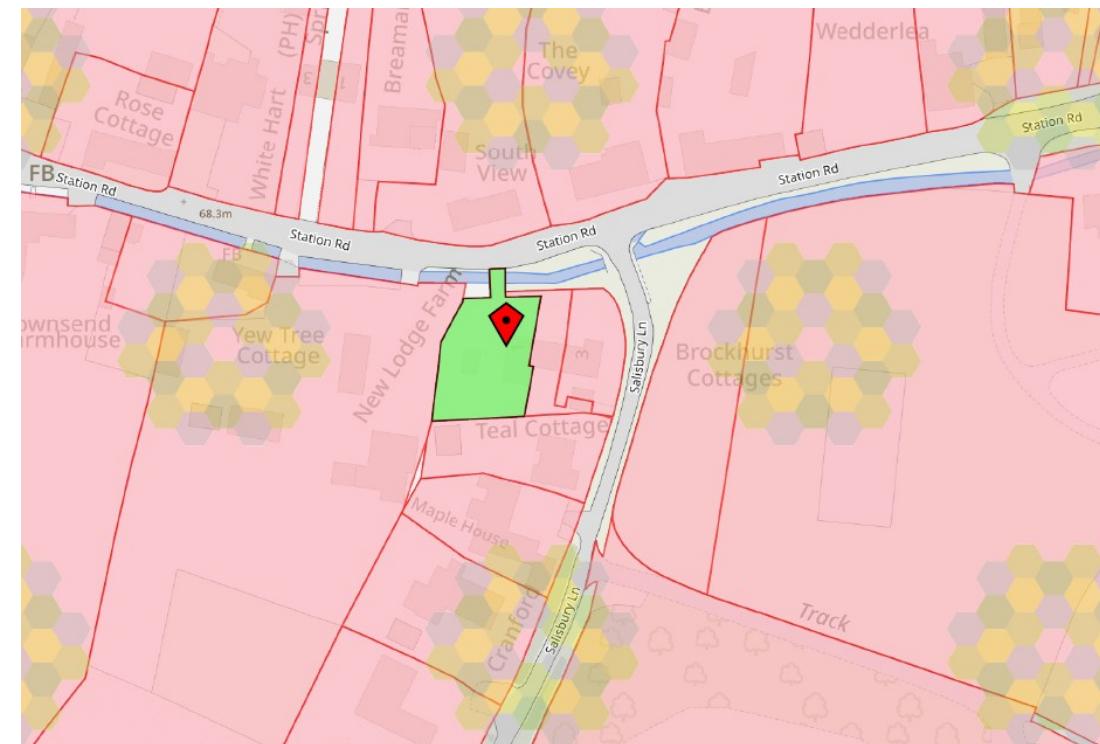
The Property

Nestled in the heart of the Test Valley village of Over Wallop is 1 Brockhurst Cottages, a charming Grade II listed, lime rendered & beamed, thatched 16th Century period cottage, packed with traditional features and with a south-facing garden - a quintessential 'chocolate box' cottage. The property offers larger than average accommodation with each room being of a good size and with good head height. The front door leads into the hall way off which is a cloakroom/w.c. and stairs to the first floor. The sitting-room has a cosy feel with original windows and an inglenook fireplace, a classic and attractive statement. Through double doors is access to a fantastic terraced area and garden. From the hall is the kitchen/breakfast room, a good-sized room with an Aga, tiled floor and plenty of space for a breakfast table. On the first floor is a family shower room, two double bedrooms and single bedroom. The second floor is accessed by a ladder and is currently being used as a study with additional shelved storage in the adjoining loft.

Outside

Access to the cottage is off Station Road up a gravel driveway flanked by a generous front garden laid to lawn with 'cottage garden' flower beds and with parking for several cars. The south-facing rear garden is secluded and filled with mature flower beds and rose covered arch trellises. In addition there is a detached garage.





Location

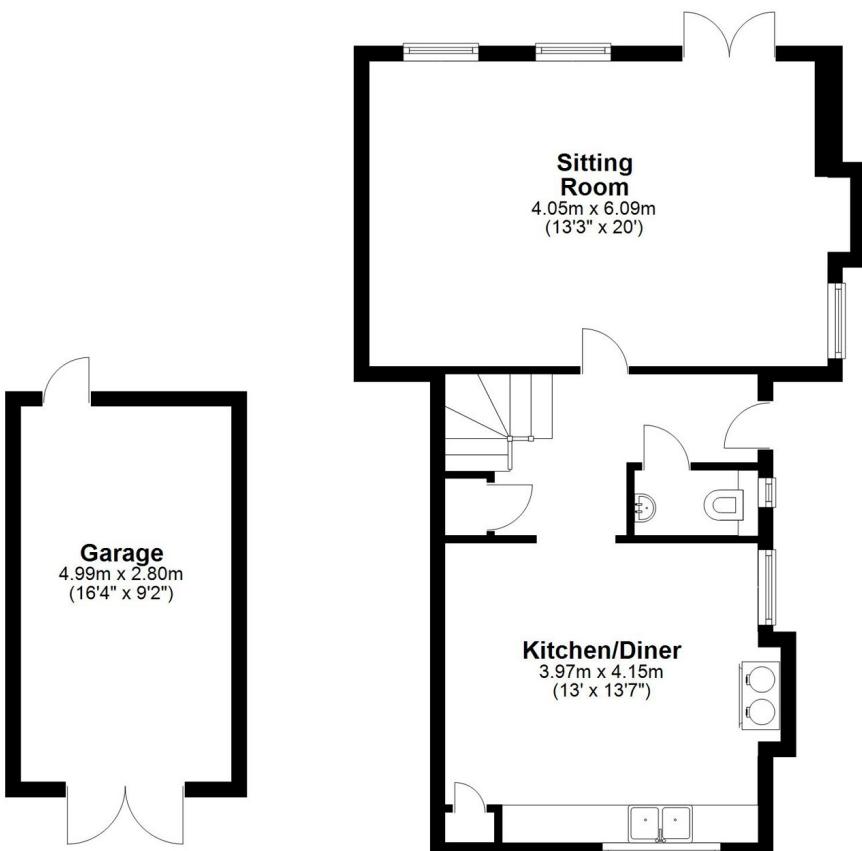
1 Brockhurst Cottages is in the popular Test Valley Village of Over Wallop which has a Shop/Post Office and Public House, Church and other community facilities. Nearby is the much sought after town of Stockbridge which has a selection of independent shops, cafes and restaurants as well as other amenities. Grateley Station is 5 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.





Ground Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



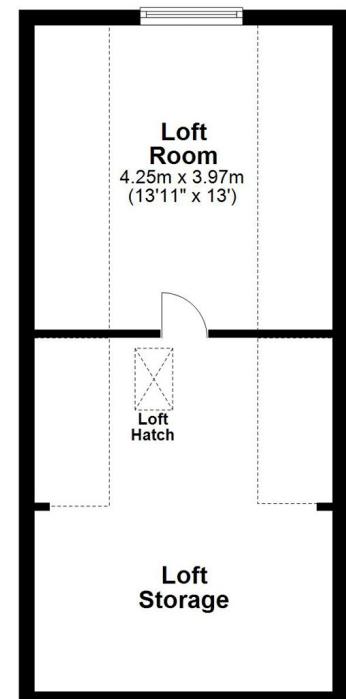
First Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



Second Floor

Approx. 35.9 sq. metres (386.4 sq. feet)



Total area: approx. 152.7 sq. metres (1643.2 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





Disclaimer Notes

These notes are not a formal Particulars of Sale and do not form part of any Contract. They have been prepared to make or give a general representation of the property in relation to the information contained in the Particulars do not form part of any Contract. These notes are not intended and must not be relied upon as forming any part of any Contract of Sale. The property is sold subject to and with the benefit of any rights and covenants of title of any other person or persons in the title. The photographs are not necessarily approximate to scale. The photographs and floor plans are for illustrative only and are not necessarily complete. It should not be assumed that the property has all necessary planning, Building Regulation or other consents. Services, equipment and other fixtures and fittings have not been tested. It is the responsibility of the purchaser to make their own investigations, if otherwise.



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