



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



3+



1



1



2+

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

Andover 7.5 Miles • Stockbridge 7 Miles • Salisbury 12 Miles • Grateley Station 2.3 Miles

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

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

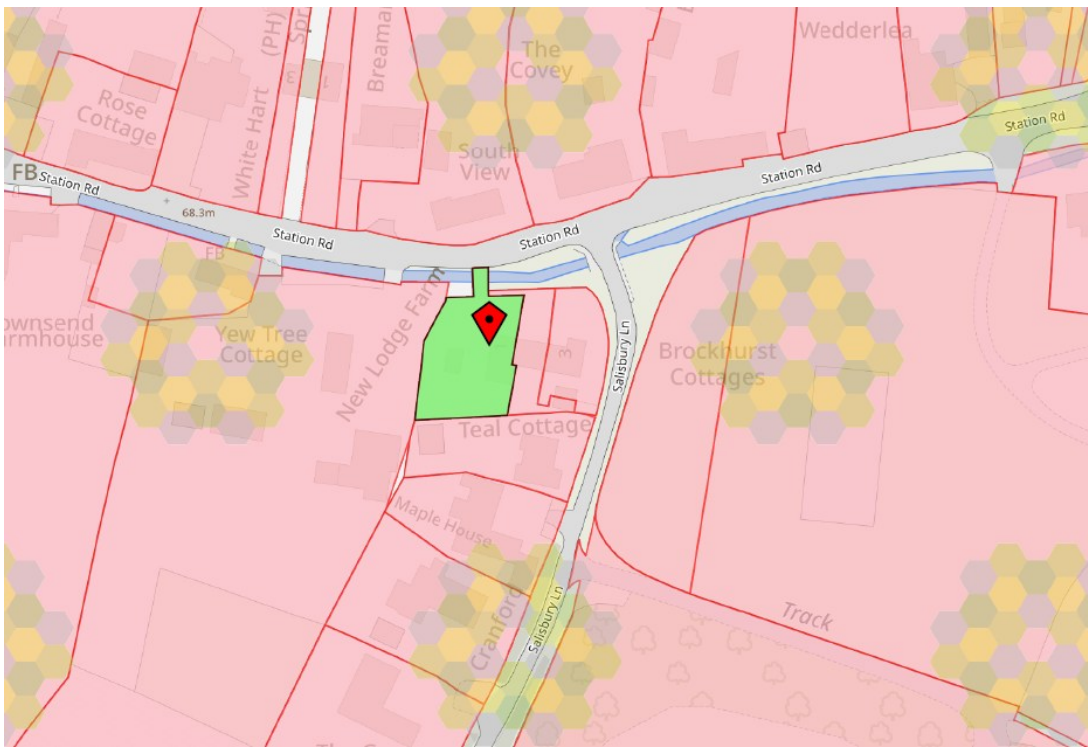
The Property

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

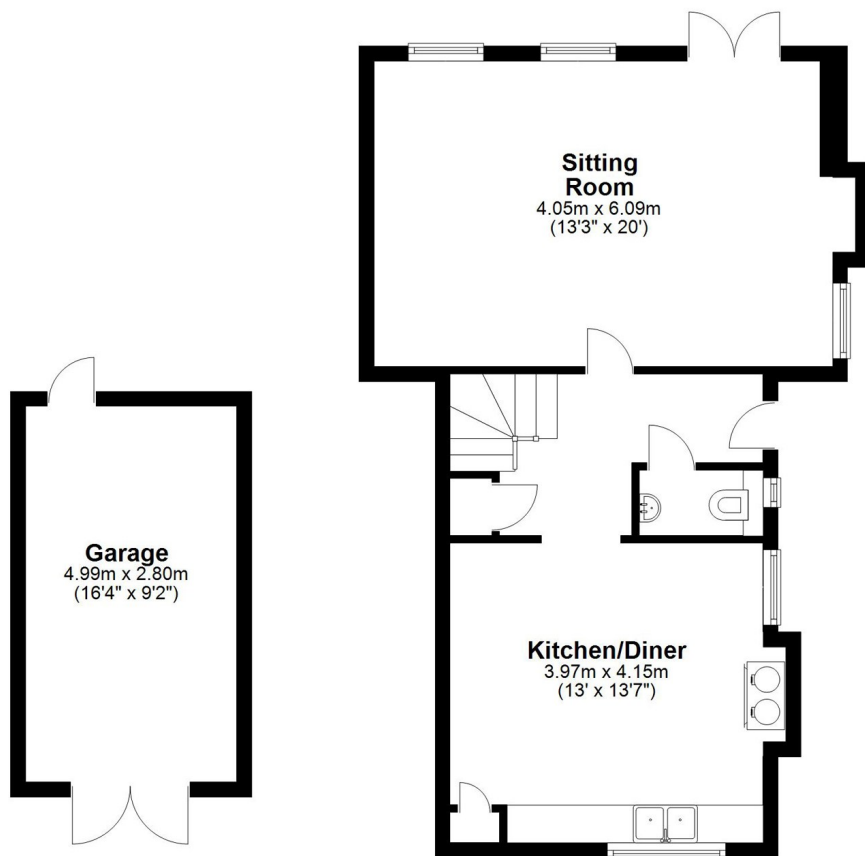
1 Brockhurst Cottages is in the popular Test Valley Village of Over Wallop which has a Shop/ Post Office and Public House, Church and other community facilities. Nearby is the much sought after town of Stockbridge which has a selection of independent shops, cafes and restaurants as well as other amenities.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





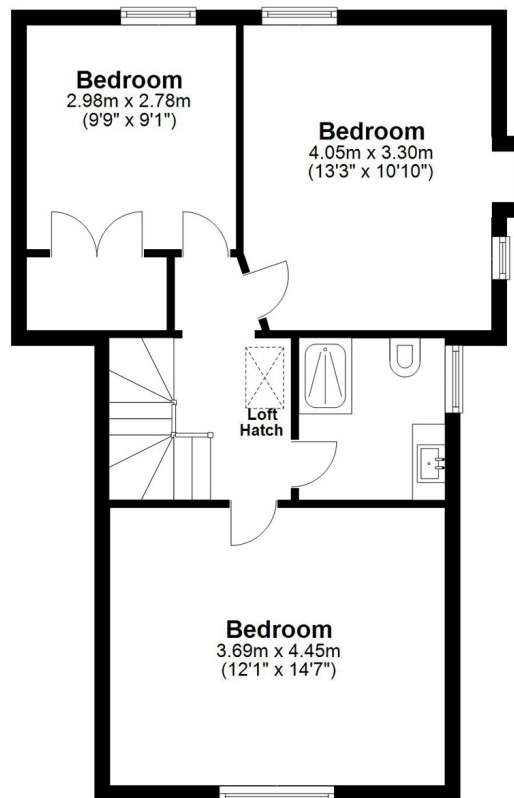
Ground Floor

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



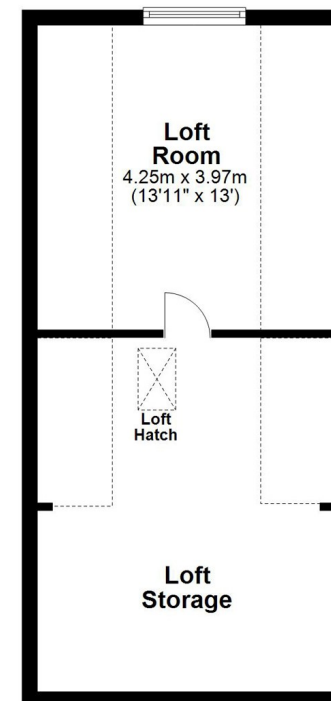
First Floor

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



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The Old Police House, High Street, Stockbridge, Hampshire, SO20 6HE
 01264 810 400 stockbridgeresidential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton&Major