



Charming family village house

Overbrook House, Over Wallop, Stockbridge, Hampshire SO20 8HT

Freehold



Hall • Drawing room • Dining room • Kitchen/breakfast room /sitting room • Utility • Master bedroom with shower room • 3 further bedrooms • Family bathroom • 2 cloakrooms • Double garage • Gardens • EPC = D

Grateley Station 2.2 miles
Stockbridge 7.1 miles
Salisbury 12 miles
Winchester 16 miles
Southampton Airport 24 miles

Situation

Over Wallop is located in the popular Test Valley and thriving community with excellent local facilities including a well-established public house, village shop/post office and church. There is also a petrol station in the neighbouring village of Nether Wallop. Further afield is the Georgian market town of Stockbridge offering a wide range of boutique shops, restaurants, public houses, police station, hotel and well-renowned butcher. Beyond are the cathedral cities of Salisbury and Winchester offering a comprehensive array of shops, bars and recreational facilities. Excellent leisure activities can be found close by including horse racing at Salisbury, cricket and entertainment at the Ageas Bowl, Southampton, fishing on the River Test and its carriers, golf at the Test Valley Golf Course at Andover, sailing on The Solent and extensive riding and walking in the immediate area.

The property is well-placed for easy access to the A303 via the A343 which in turn links to the A34 to Winchester to the south and Oxford and beyond to the north. The A303 links with the M3 and the M27 to the south and to London. The A30 to the west also provides easy access to Salisbury, a direct rail service from Grateley to London Waterloo is approximately 2.2 miles away.

Description

Overbrook House is a beautifully presented detached family house, set in 0.37 of an acre, situated in the heart of this sought-after Test Valley village. The property is approached over a small bridge across The Wallop Brook opening into a large parking and turning area adjacent to the garaging and across the front of the property. The house itself is approached through a welcoming reception hall with doors leading into the principal reception rooms, the ground floor cloakroom and with stairs up to the first floor. The drawing room is an exceptionally good size with views to the front and rear over the pretty gardens. A door provides access out onto the rear terrace.





The dining room can be accessed from the sitting room and the main hallway and there is a very large kitchen/breakfast room with an electric Aga, sitting area and adjoining utility room. On the first floor is the large master bedroom suite with adjoining shower room, three further bedrooms, with bedroom 2 having a substantial eaves storage area. The bedrooms are all at the rear of the house and overlook the gardens. A family bathroom and separate cloakroom complete the first floor accommodation. The current owners have permitted development for conversion of the garage with rear extension, plans available.

Outside

Overbrook House has a particularly fine setting in the heart of the village within walled gardens with an attractive backdrop of the village church. To the front of the property is an extensive parking and turning area, which is approached from the village road via a small bridge over The Wallop Brook, through a pillared entrance. The gardens start at the front of the house wrapping around the northern boundary through a wrought iron gate with a low hedgerow. The gardens to the rear which are south-facing and an exceptionally good size have been beautifully stocked and maintained by the current

owners with a wealth of specimen shrubs and trees, large borders, terraces, one immediately adjacent to the rear of the house, another large decking area close to the beautiful summer house and a further terraced area at the rear of the garden where a BBQ/bar can be found. There is a large area of lawn and a side gate that provides access through to the Church Hall. Access can be gained to either side of the property, the gardens are exceptionally secure and provide a perfect backdrop for a house of this calibre.

Accommodation

See floor plans.

Tenure

Freehold.

Services

Mains water and electricity. Private drainage. Oil-fired central heating.

Outgoings

Council Tax – Band G

Post Code

SO20 8HT

Local Authority

Test Valley Borough Council

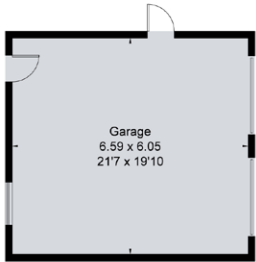
Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

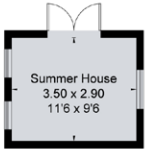
Viewing

Strictly by appointment with Savills.

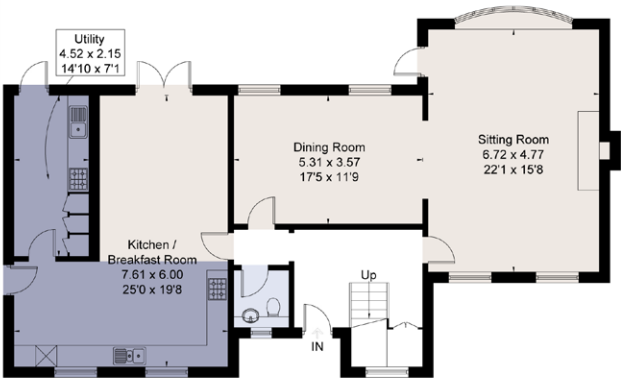
Approximate Area = 216.6 sq m / 2331 sq ft
Garage = 39.9 sq m / 429 sq ft
Summer House = 10.1 sq m / 109 sq ft
Total = 266.6 sq m / 2869 sq ft
Including Limited Use Area (2.1 sq m / 23 sq ft)
For identification only. Not to scale.
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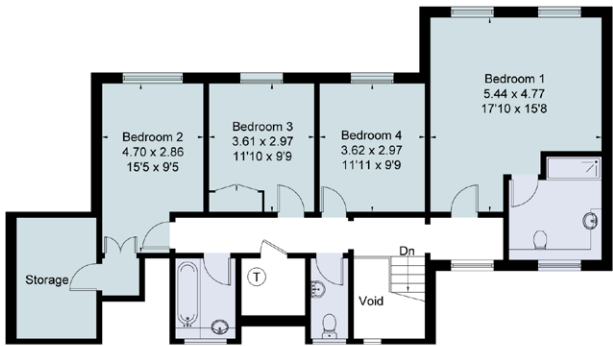
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(Not Shown In Actual Location / Orientation)

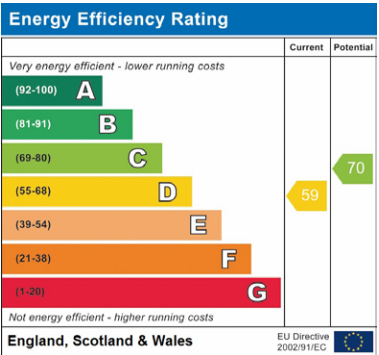


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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