



A superb three bedroom home

3 Fifehead Manor, Middle Wallop, Stockbridge, Hampshire, SO20 8EE

Freehold



Spacious sitting room • Open plan kitchen/breakfast room • Three double bedrooms (one en-suite) • Enclosed rear garden • Allocated parking space and additional visitor parking available • No onward chain

Situation

The Wallops comprise three villages located in the heart of the Test valley in close proximity to the River Test. Middle Wallop forms a hamlet with a local garage/shop and pub and about a mile up the road is a Budgens supermarket and garage. Further amenities are available at the country town of Stockbridge, which offers a wide range of restaurants and boutique shops in addition to a doctor's surgery.

The almost equidistant cathedral cities of Winchester and Salisbury offer a wider range of facilities, with railway stations at both. Grateley railway station is nearby with regular services (just over 1 hour) into London Waterloo. The nearby A30 links Salisbury to the west and Winchester to the east, with easy access to the A34 connecting with the A303 and the M3.

The combined villages of The Wallops comprise a 12th century church, primary school and village hall, and have a thriving community. There are primary and secondary schools available in Stockbridge, with independent schools in Winchester, Salisbury and Andover.

Description

This superb property forms part of the converted Old Fifehead Hotel, which now comprises of a number of properties including flats and cottages, all of which sit in substantial grounds which are beautifully maintained.

On the ground floor is a welcoming entrance hall, cloakroom, impressive sitting room with an abundance of natural light and doors leading through to the sizeable kitchen/breakfast room. The kitchen is fitted with a range of modern units, stone work tops and benefits from an outlook over the garden. The breakfast/dining area is particularly spacious, with doors opening to the garden.

On the first floor is a large landing with a Velux window, creating a useful, bright space. There are three double bedrooms, the principal bedroom benefitting from an en-suite shower room, and a separate family bathroom serving the other two bedrooms.





To the rear of the property is an enclosed garden, predominantly laid to lawn, with a patio area perfect for outside dining and a summer house. The property benefits from an allocated parking space and a further visitors parking area.

Tenure

Freehold

Services

Mains electricity and water.
Sewage treatment drainage.
Calor gas central heating.

Outgoings

Council Tax Band C
Service charge of £1,200 per annum.

Post Code

SO20 8EE

Local Authority

Test Valley Borough Council

Energy Performance

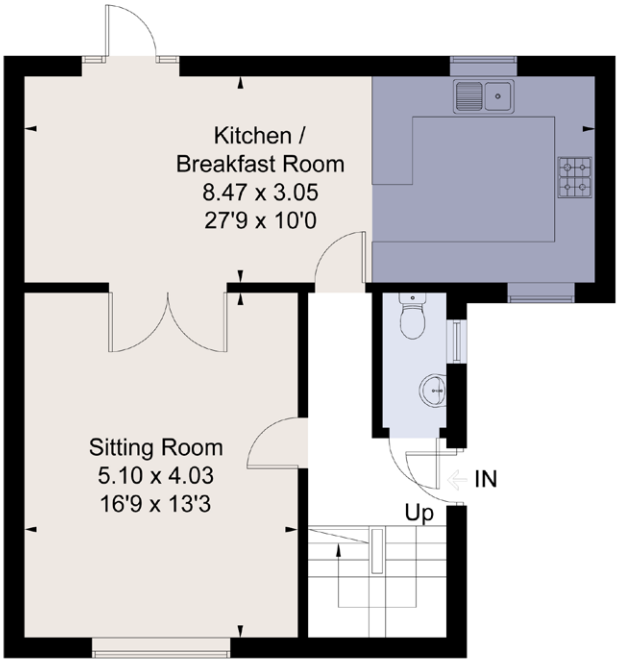
A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



Approximate Area = 117.9 sq m / 1269 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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