



Wolsten

King Lane | Over Wallop | Hampshire | SO20 8JQ

WOOLLEY
& **WALLIS**

Guide Price £895,000

A substantial detached home on the edge of this sought after village sitting within its own grounds of just over a third of an acre.



The Property at a Glance

- | Detached Family Home
- | Four Principal Reception Rooms
- | Study & Office
- | Kitchen/Breakfast Room & Utility Room
- | Four Double Bedrooms, Bathroom & En-Suite
- | Integral Double Garage & Large Driveway
- | Glorious West Facing Gardens

Property

What a great home! With an abundance of space on offer we are delighted to be offering for sale this family house in this sought after village location. Positioned down a quiet country lane with fields to the front the well-balanced accommodation is arranged over two floors.

On the ground floor there all the rooms you would expect all of which are of a generous size with the sitting room and dining room looking out over the west facing garden. The kitchen is great and connects with the utility and double garage. From here a back staircase leads up over the garage, where there is a superb family room and office.

Upstairs in the main house are four double bedrooms all with fitted wardrobes. The main bedroom has an en-suite and there is a further family bathroom.

Outside to the front there is a large gravel driveway providing ample parking and leading up to the double garage. The garage has twin up and over doors and a courtesy door through to the main house. The driveway is flanked by lawn and flowering beds. The rear garden is delightful with a large patio adjacent to the rear, perfect for soaking up the afternoon and evening sun. The remainder is made up of a large expanse of lawn a vegetable garden and some well stocked beds. The garden is fully enclosed and is very private.





Situation

Over Wallop is one of three villages known as the Wallops. They lie to the west of Stockbridge and have excellent amenities locally, including several well-regarded pubs and post office and store. A few miles to the north in Grateley you will find a main line railway station providing a train link into Waterloo. The house is also in easy reach of the Cathedral cities of Salisbury and Winchester.

Directions

From Romsey take the A3057 towards Kings Somborne. After approximately 3.5 miles turn left into Mottisfont Lane and then turn left into Bengers Lane. After approximately 1/2 mile turn right onto the B3084 and proceed for approximately 7 miles. Proceed straight the junction with the A30 and at the junction of the A343 proceed straight over into Salisbury Lane. At the bottom turn right onto Station Road turn right onto Station Road and first left into King Lane. Proceed along King lane past the post office and out of the village. After a short distance the house will be found on the left hand side.

Services

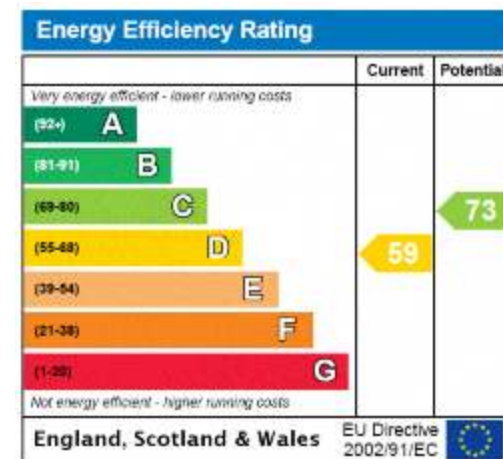
Main electricity and water. Oil heating. Private drainage.

Council Tax

Test Valley Borough Council - Band G

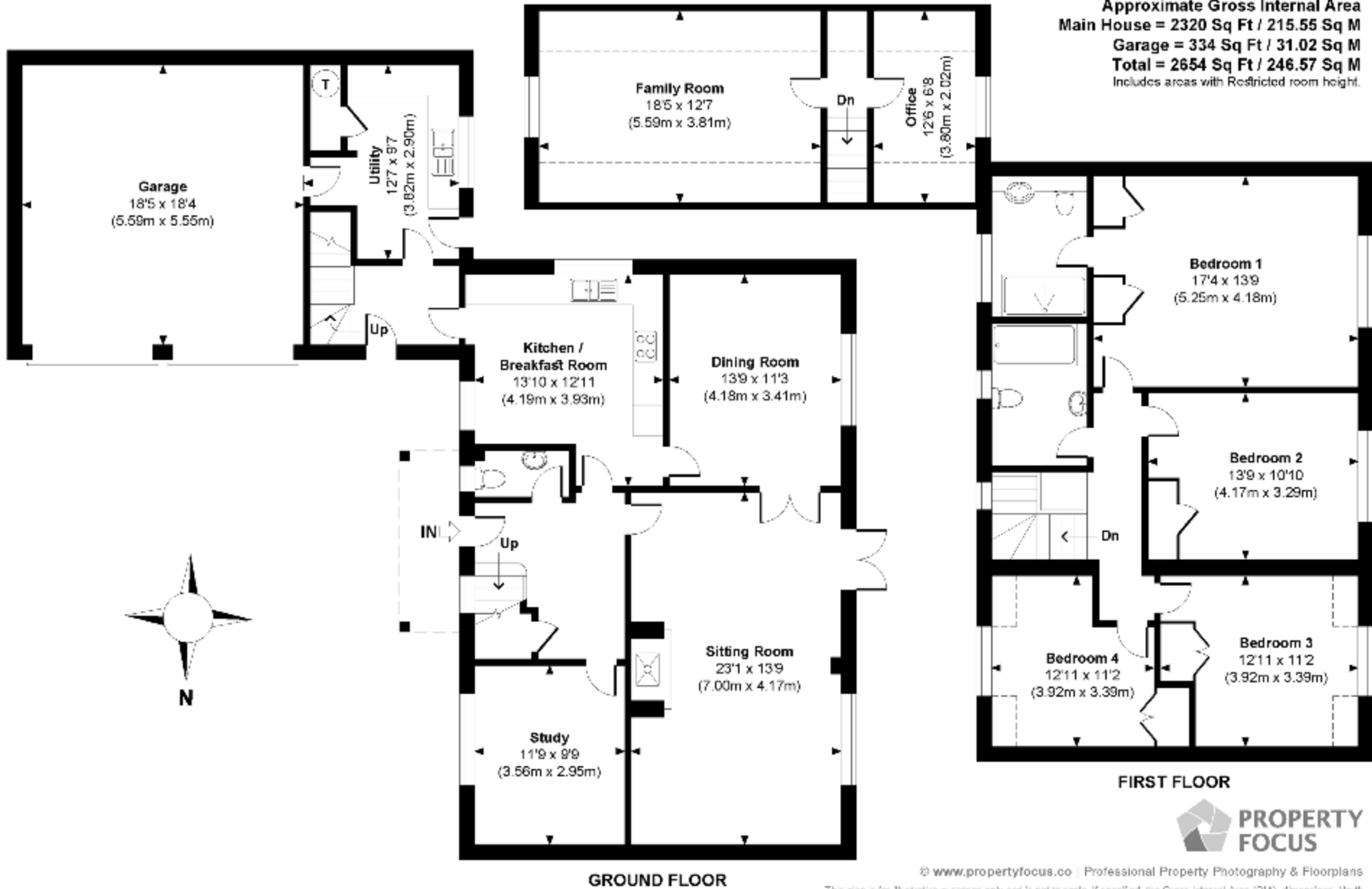
Viewings

All viewings are by appointment only and arranged through the Romsey Residential department on 01794 512129.



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Approximate Gross Internal Area
Main House = 2320 Sq Ft / 215.55 Sq M
Garage = 334 Sq Ft / 31.02 Sq M
Total = 2654 Sq Ft / 246.57 Sq M
 Includes areas with Restricted room height.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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