



Broadview, Over Wallop, Hampshire





Broadview, Over Wallop, Nr Stockbridge, Hampshire

Completed in 2023, Broadview is a magnificent modern home set in an elevated position on the edge of a traditional Test Valley village. Brick and flint built with timber cladding and modern finishes, it is a lovely blend of materials and design. A welcoming family house as well as a wonderful space for entertaining, the accommodation is generously proportioned and stylishly presented with far reaching views.

The spacious entrance hall leads to the ground floor reception rooms. The heart of the home is the incredible kitchen/breakfast/dining room which has plenty of room for a dining area and living space. The kitchen is made up of pale grey units incorporating an island unit and plenty of integrated appliances with a walk in larder. The room has two sets of bi-fold doors to the rear terrace which leads straight on to the wrap around garden. This leads on to the study and the sitting room which again has French doors out on to the south-west facing part of the garden. The rest of the ground floor comprises a boot room, shower room and generous utility room. Upstairs, the bedrooms really do showcase the position of Broadview with views from every window. The principal bedroom has a dressing room as well as an en suite bathroom with double sinks, free-standing bath and shower. There are three further double bedrooms sharing a fully appointed family bathroom.



4



3



4

EPC

A





Outside

Approached via a gravel drive through electric wooden gates to a parking area for multiple cars, there is also a large oak framed double garage with loggia. The majority of the private garden lies to the south and west with a terrace extending from the south side of the house providing a lovely spot to enjoy the sun from morning until evening. In all the plot extends to 0.7 acre.

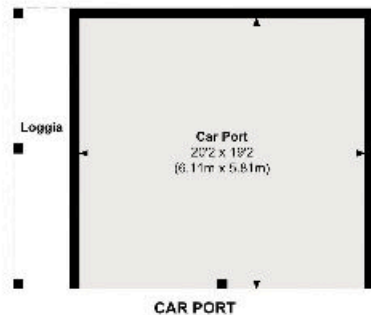
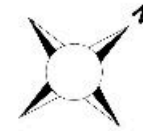
Broadview has extremely high energy efficiencies having incorporated the most modern construction methods to ensure reduced running costs and improved environmental performance. This includes solar panels, air source heat pump and mechanical ventilation with heat recovery systems.



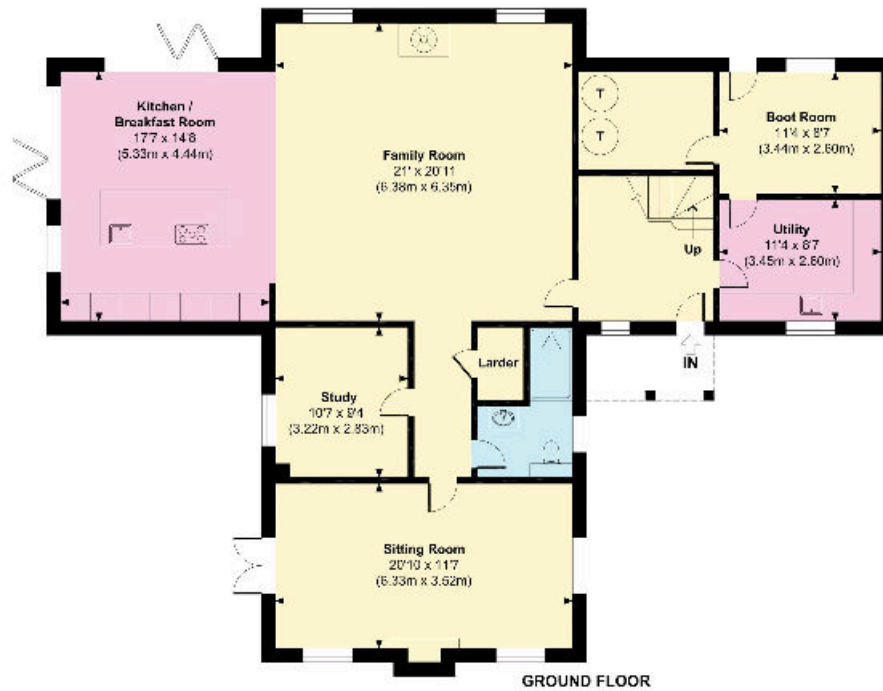
Broadview

Approximate Gross Internal Area
 Main House = 2853 Sq Ft / 265.01 Sq M
 Car Port = 382 Sq Ft / 35.50 Sq M
 Total = 3235 Sq Ft / 300.51 Sq M

Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



CAR PORT



GROUND FLOOR



FIRST FLOOR

Local Authority: Test Valley Borough Council
 Council Tax band: awaiting registration
 Guide price: £1,695,000
 Available freehold

Knight Frank
 Winchester
 14-15 Jewry Street
 Winchester
 SO23 8RZ
knightfrank.co.uk

I would be delighted to tell you more
 Ed Hunt
 01962 677236
edward.hunt@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated October 2023. Photographs and videos dated October 2023.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.