



Knight  
Frank

The Cottage, Nether Wallop

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# The Cottage, Nether Wallop, Stockbridge, Hampshire

An attractive semi-detached cottage for sale in the sought after village of Nether Wallop.

On entering the house there is a spacious entrance hall off which is the sitting room and kitchen/dining/family room. The sitting room has wooden flooring, exposed beams, built-in cupboards and French doors leading out to the front garden. This cosy room also has a wood burning stove. The generous kitchen/dining/family room is a substantial space with room for a large kitchen table. There is also a sitting area within the kitchen and French doors leading out to the back garden. There is a utility room and downstairs WC just off the kitchen. On the first floor there are four bedrooms. The main bedroom is of good proportions and has access to the Jack and Jill family bathroom. It has exposed brickwork, an open fireplace, built-in wardrobes and views over the front garden. Bedroom 2 is a lovely light double room and bedrooms 3 and 4 are single rooms with views over the rear garden.

The house is approached by a gravel driveway with parking for 3-4 cars and there is an area of lawn to the front. To the back of the house the garden is mainly laid to lawn with shrub borders. There is also a large two storey annexe/studio which includes a spacious guest bedroom with a sitting area and a shower room. Below is a generous workshop space/garage with an office and shower room. There are also two large lock-up storage cupboard/sheds.



4-5



1-2



2-3

EPC

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# The Cottage

Approximate Gross Internal Area

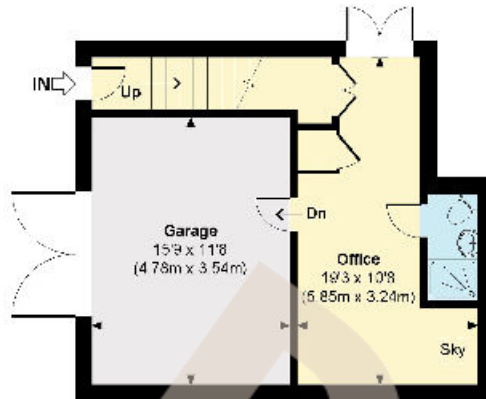
Main House = 1667 Sq Ft / 154.87 Sq M

Annexe = 782 Sq Ft / 72.61 Sq M

Store = 29 Sq Ft / 2.70 Sq M

Total = 2478 Sq Ft / 230.18 Sq M

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



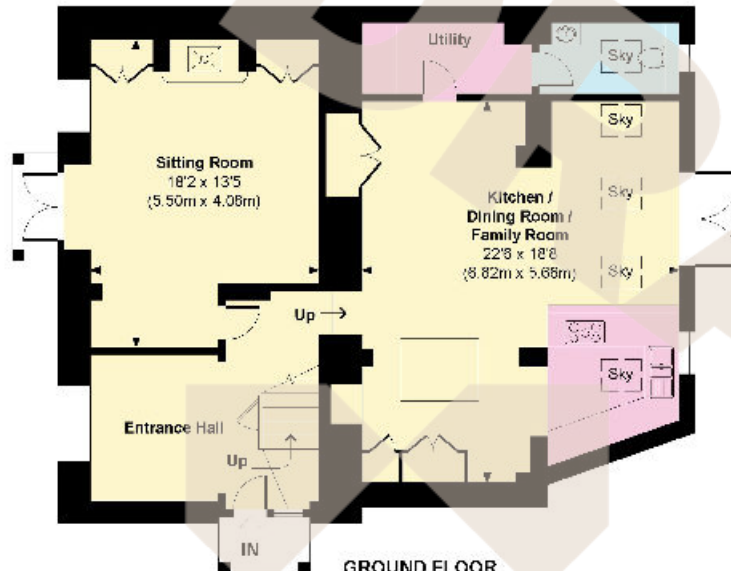
ANNEXE GROUND FLOOR



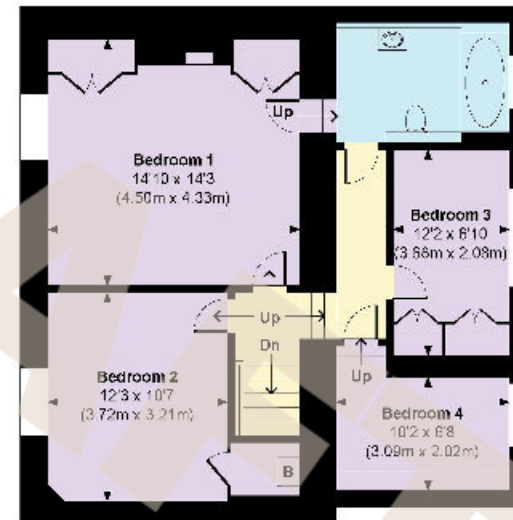
ANNEXE FIRST FLOOR



STORE



GROUND FLOOR



FIRST FLOOR

Local Council: Test Valley Borough Council  
Council Tax band: D

Guide price  
**£725,000**

Tenure: available freehold

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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.  
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Particulars dated February 2024. Photographs and videos dated February 2024.  
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