



The Rill, Nether Wallop, Stockbridge



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Entering The Rill, you are welcomed by a spacious entrance hall with access to the large, triple-aspect sitting room, benefiting from double sliding doors leading into the garden, generating natural light and views over the delightful grounds. The entrance hall also leads into the dining room and separate kitchen, with access through to the utility room, larder and garage. The downstairs of the property also features a study and WC. The property's first floor has 4 double bedrooms and a family bathroom. The spacious principal bedroom features a dressing room, built-in wardrobe and en suite bathroom. Two of the other well-proportioned bedrooms also have built-in wardrobes.

Guide Price: £825,000

Local authority: Test Valley Borough Council

Council tax band: G

Tenure: Available freehold

Postcode: SO20 8ET



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The Rill is set in the glorious surroundings of the Test Valley in the extremely popular village of Nether Wallop. The Wallops has a range of amenities, including pubs, village halls, a Primary School and a shop. Wallop Primary School in Nether Wallop and Test Valley Secondary School are the catchment area schools. The renowned Farleigh prep school is about 6 miles away, and other independent schools in the area include Rookwood School in Andover, Winchester College and St Swithun's in Winchester and Godolphin School in Salisbury. Nether Wallop is located 8 miles southwest of Andover, with trains to London Waterloo taking from 71 minutes, and 13 miles west of Winchester with a train journey to London Waterloo from 58 minutes. The closest train station is Grateley Station, which is only about 4.2 miles away, with direct trains to London taking 77 minutes. (Distances and times approximate.)





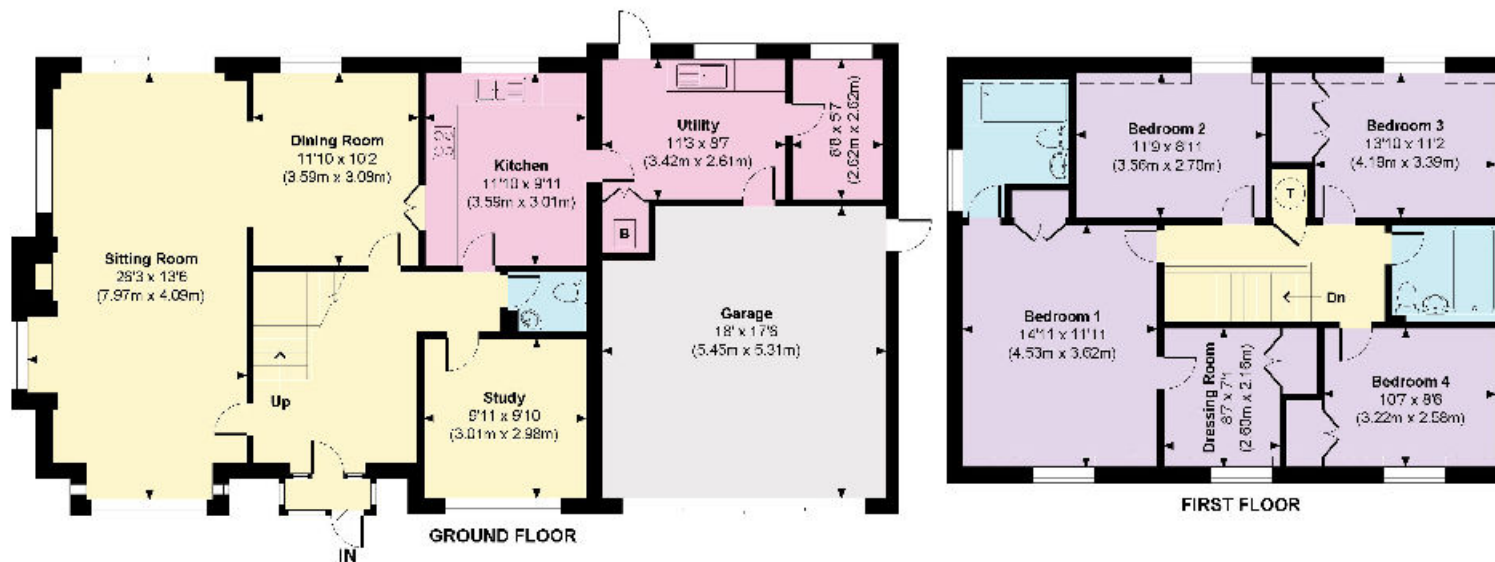


The south-facing property features private parking with room for three cars and a double garage lying east of the house. The impressive and beautiful gardens surrounding the property, with mature trees and bushes, create a peaceful and private atmosphere. The Wallop Brook runs around the bottom of the garden. A rill (small stream) runs across it, and there are several footbridges. The lawns and patio are ideal areas to enjoy the picturesque gardens.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

The Rill
Approximate Gross Internal Area
Main House = 1830 Sq Ft / 169.99 Sq M
Garage = 301 Sq Ft / 27.96 Sq M
Total = 2131 Sq Ft / 197.95 Sq M
 Includes areas with Restricted room height.



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----- Indicates restricted room height less than 1.5m

We would be delighted to tell you more

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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 June 2024. Photographs and videos dated June 2024.

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