

**2 THE KESTRELS, STOCKBRIDGE ROAD  
LOPCOMBE, SALISBURY**



**EVANS & PARTRIDGE**















# 2 THE KESTRELS, STOCKBRIDGE ROAD, LOPCOMBE, SALISBURY, HAMPSHIRE, SP5 1BS

**A DETACHED 1930'S FAMILY HOUSE WITH SCOPE FOR EXTENSION (SUBJECT TO PLANNING PERMISSION) OFFERING CHARACTERFUL ACCOMMODATION TOGETHER WITH A LARGE LEVEL ATTRACTIVELY LANDSCAPED GARDEN OF ABOUT A THIRD OF AN ACRE, PLENTY OF OFF-ROAD PARKING, DOUBLE GARAGE, SUMMER HOUSE/STUDIO AND STUNNING OPEN VIEWS TO THE FRONT ACROSS FARMLAND AND COUNTRYSIDE**

**RECEPTION HALL, LIVING/DINING ROOM, CONSERVATORY  
KITCHEN/BREAKFAST ROOM, INNER HALL, UTILITY ROOM  
THREE DOUBLE BEDROOMS, BATHROOM, CLOAKROOM  
SUMMERHOUSE/HOME OFFICE WITH STUDIO, KITCHENETTE AND SHOWER ROOM, GAZEBO  
DOUBLE GARAGE, EXTENSIVE PARKING, LANDSCAPED GARDENS AND GROUNDS EXTENDING TO ABOUT 0.35 ACRES**

**OFFERS INVITED AROUND: £635,000 Freehold**

## **DESCRIPTION**

A detached 1930's house with painted brick elevations and a tiled roof standing in a plot of about 0.35 acres that has been divided into interesting areas of garden. There is an extended drive leading to a large detached double garage, a substantial and versatile summerhouse/studio and a recently built gazebo with surrounding natural areas and orchard. The house comprises a central reception hall, open plan living room with dining area, large conservatory overlooking the main garden, kitchen/breakfast room, utility and a ground floor bathroom with shower. To the first floor there are three bedrooms and a cloakroom. Stunning far reaching views are enjoyed from the front of the house over farmland and toward the Downs.

## **LOCATION**

The property is located in a semi-rural area within the parish of Nether Wallop in Hampshire and close to the Hampshire/Wiltshire border, between the cathedral cities of Winchester and Salisbury, and only seven miles from the picturesque town of Stockbridge. Local facilities including Post Offices, public houses, primary schools and churches can be found in the neighbouring villages of Broughton and The Wallops in Hampshire and Middle Winterslow in Wiltshire. Salisbury and Andover offer a more comprehensive range of shopping, educational and leisure amenities, as well as mainline railway station providing fast services to London. (There is also a railway station at Grateley, within about 15 minutes' drive). The A303 is easily accessible allowing convenient access to London and the West Country.

## **ACCOMMODATION**

### **Entrance Porch**

Brick supporting pier. Light. Quarry tiled floor. Part obscure glazed door into:

<b>Reception Hall</b>	Oak effect flooring. Turning staircase with split level half landing and window to rear aspect rising to the first floor, exposed balustrade to side. Understairs cupboard. Picture rail. Pendant light point. Open doorway into inner hall. Pitch pine 1930's doors to living/dining room and kitchen/breakfast room.
<b>Living / Dining Room</b>	(Large double reception room) Living room: Open fireplace housing Arrow log burning stove on oak edged quarry tiled hearth, pine mantel above. Recess to either side of chimney breast. Oak effect flooring. Picture rail. Wall light points and pendant light point. Sliding glazed door and panel to side opening into conservatory with views over the garden. Dining area: (currently used as a study) Window to front with open country views. Oak effect flooring. Wall light points and pendant light point. Picture rail.
<b>Conservatory</b>	(Large reception room) Constructed of UPVC double glazed elevations on brick plinths beneath vaulted thermo-plastic roof with spot lights. Ceramic tiled floor. Glazed double doors to rear terrace and garden.
<b>Kitchen / Breakfast Room</b>	Ceramic sink unit with mixer tap, drainer and coloured glass splash back. Range of hardwood fronted Shaker style high and low level cupboards, drawers, deep pan drawers and tray storage. Slate effect work surfaces with similar upstand. Stoves two oven range with five ring induction hob, coloured glass splash back with Hotpoint extractor hood above. Integrated dishwasher, larder fridge and larder freezer with pull-out unit to side. Oak effect flooring. Window to front aspect with glorious country views. Further window to side aspect. Space for table with pendant light point above.
<b>Inner Hall</b>	Picture rail. Pendant light point. Oak effect flooring. Doors to utility room and bathroom. Coat hooks.
<b>Utility Room</b>	Stainless steel sink unit and drainer. Roll top work surface with ceramic tiled splash back. Recess and plumbing for washing machine and space for dryer. Grant oil fired boiler. Oak effect flooring. Exposed ceiling timbers. Meter/fuse box. Windows to rear and side aspect. Half glazed door to rear terrace and garden. Fluorescent strip light. Loft hatch.
<b>Bathroom</b>	White suite comprising panelled bath, pedestal wash hand basin, bidet and low level WC, all with ceramic tiled splash backs. Folding door into tiled enclosure with electric Triton shower. Oak effect flooring. Towel radiator. Obscure glazed windows. Down lighters. Fan heater. Shelved cupboard.
<b><u>FIRST FLOOR</u></b>	
<b>Landing</b>	Balustrade continues overlooking stairwell. Two cupboards. Pendant light point. Pitch pine 1930's doors to:
<b>Bedroom One</b>	(Large double bedroom) Window to front aspect with stunning views over countryside. Picture rail. Pendant light point.
<b>Bedroom Two</b>	(Large dual aspect double bedroom) Window to front aspect with country views, two windows to side aspect. Chimney breast. Built-in wardrobe cupboards. Eaves cupboard. Pendant ceiling light point.
<b>Bedroom Three</b>	(Double bedroom) Window to rear aspect. Picture rail. Pendant light point. Cupboard with slatted shelving.
<b>Cloakroom</b>	White suite comprising pedestal wash hand basin with tiled splash back, light and shaver sock. Low level WC. Window to rear aspect. Picture rail. Pendant light point. Loft hatch. Cupboard housing lagged copper cylinder with immersion, slatted shelving and light.

## **OUTSIDE**

<b>Front</b>	Open access off road onto block paved driveway providing parking. The front garden is laid to lawn with shrubs, Buxus hedging and ornamental trees, well screened on either side by hedging and trees. The front boundary is enclosed by post and rail fencing allowing far reaching views over the surrounding countryside. To the side of the property there is five bar gate and pedestrian gate onto an extended block paved area and long shingle driveway with sleeper/shrub edging leading to the detached double garage with further parking to front.
<b>Double Garage</b>	Constructed of smooth rendered elevations beneath a pitched roof. Twin up and over doors to front. Windows to side. Light and power connected.
<b>Main Garden</b>	(This is divided into separate areas and is beautifully landscaped) LOWER GARDEN: Situated immediately behind the property comprising a paved terrace area with ornamental pond. Large sleeper and block edged lawn with central beech tree. Well stocked colourful herbaceous border.
<b>Summerhouse/Home Office</b>	Situated at rear of the double garage with a courtyard garden area. Constructed of smooth rendered elevations beneath a pitched tiled roof. Glazed double doors into: Main room: Timber effect flooring. Vaulted ceiling with Velux windows. Picture rail. Window to side aspect. Pendant light point. Decorated and insulated. Leading to Kitchenette: Roll top slate effect work surface with inset stainless steel sink unit. High and low level cupboards and drawers. Fridge. Folding door into the Shower room: White suite comprising pedestal wash hand basin with tiled splash back, glass shelf, light and shaver socket. Low level WC. Tiled enclosure with Triton electric shower. Towel radiator. Cupboard. Ceiling light point.
<b>Extended Garden</b>	Beyond the summerhouse with new central pergola on brick plinths with young wisteria. Wild area of garden. Shrubs. Plum and flowering cherry trees. Working garden area with timber sheds, screened by Buxus hedging area with compost and log store. Recently built gazebo with paving beneath, light and power connected. Orchard area with large walnut tree. Kitchen garden area with greenhouse and soft fruit cage, potting shed/store and further greenhouse. The garden is well enclosed by fencing, hedging and trees.
<b>Services</b>	Mains electricity and water. Private drainage to septic tank.
<b>Directions</b>	SP5 1BS
<b>Council Tax Band</b>	D

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

**Tel. 01264 810702**

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Approximate Area = 129.6 sq m / 1395 sq ft  
 Outbuildings = 76.1 sq m / 819 sq ft  
 Total = 205.7 sq m / 2214 sq ft  
 Including Limited Use Area (3.5 sq m / 38 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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