



**EVANS & PARTRIDGE**

**6 AYLWARDS WAY**  
**NETHER WALLOP, STOCKBRIDGE**





















# 6 AYLWARDS WAY, NETHER WALLOP, STOCKBRIDGE, HAMPSHIRE, SO20 8HB

A WELL PRESENTED SEMI DETACHED THREE DOUBLE BEDROOM FAMILY HOUSE WITH ATTRACTIVE WELL ENCLOSED GARDEN QUIETLY SITUATED IN A SMALL CLOSE AT THE END OF THE VILLAGE NEXT TO LARGE PLAYING FIELDS.

TWO RECEPTION ROOMS EACH WITH FIREPLACE  
WELL PRESENTED KITCHEN/BREAKFAST ROOM WITH OAK WORKTOPS  
THREE DOUBLE BEDROOMS - FAMILY BATHROOM  
GOOD SIZED WELL ENCLOSED GARDEN  
SOUGHT AFTER VILLAGE WITH EXCELLENT COMMUNITY  
SHORT DRIVE TO STOCKBRIDGE

**OFFERS INVITED AROUND: £395,000 Freehold**

## DESCRIPTION

A semi detached family house with brick elevations beneath a tiled roof. The well presented and light accommodation comprises reception hall, living room, dining room and kitchen/breakfast room. On the first floor there are three double bedrooms one with far reaching views and a family bathroom. The property has off road parking to the front and an attractive landscaped split level garden to the rear. The house is double glazed and has the benefit of oil fired central heating and a fairly modern external boiler. There is also a useful small brick outbuilding divided into stores.

## LOCATION

Aylwards Way is a well established small close of fairly similar semi detached properties. It is quiet with access to excellent walks as well as superb playing field, tennis court and park all within a short walk. The sought after village of Nether Wallop has a primary school, church and village hall. Over Wallop has a shop/post office, church and public house. Middle Wallop has a garage/store, public house and village hall. There is also an excellent garage/store in nearby Kentsboro. Just a short distance away is Danebury Iron Age Fort. The picturesque town of Stockbridge is within 5 miles; Salisbury, Winchester and Andover are all within a 20 minutes' drive and offer a comprehensive range of shopping, educational and leisure facilities, as well as mainline railway stations providing fast services to Waterloo in about 1 hour and 15 minutes. There is also a mainline railway station in nearby Grateley which has excellent car parking and frequent trains to Waterloo. Basingstoke is also within a 30 minute drive, the A303 is also close at hand allowing convenient access to London and the West Country.

## ACCOMMODATION

Sloped approach to:

**Entrance Porch**

UPVC/part obscure glazed door leading into:

<b>Reception Hall</b>	Ceiling coving. Two pendant light points. Cloak hooks. Oak effect flooring. Turning staircase with runner and wide half landing rising to the first floor, deep recess with space for bench beneath stairwell with low door to understairs storage cupboard. Panelled doors to living room, dining room and kitchen/breakfast room.
<b>Living Room</b>	Open brick fireplace (not currently used). Recesses to either side of chimney breast, one with open arch leading through to dining room the other with wider arch with built in display shelves beneath and concealed lighting. Large picture window to the front aspect. Oak effect flooring. Ceiling coving and pendant light point.
<b>Dining Room</b>	Dual aspect. Open brick fireplace, recesses to either side of chimney breast, one with arch back to living room the other with built in dresser; low level double cupboard with book/display shelving above. Space for dining table and dresser. Large windows to front and side aspects. Pendant light point and ceiling coving.
<b>Kitchen/Breakfast Room</b>	Stainless steel sink unit with drainer. Oak block work surfaces, metro tiled splashbacks. A range of two tone colour washed high and low level cupboards and drawers incorporating a glazed china display cabinet and tall shelved larder/pantry cupboard. Hotpoint eye level double oven and grill. Under counter recesses for fridge, freezer and washing machine/dishwasher. Further oak block sill providing a breakfast bar to the end of the room with glazed display cabinet above, drawers beneath and open fronted shelving to either side. Ceiling coving. Two pendant light points. Oak effect flooring. Picture window overlooking the rear garden. Further high window to rear aspect with cupboard above concealing meter and fuse box. Half glazed stable style UPVC door to outside and rear garden.
<b><u>First Floor</u></b>	
<b>Landing</b>	Window to side aspect with views towards countryside. Ceiling coving, pendant light point. Loft hatch. High door to deep cupboard housing lagged copper cylinder with fitted immersion and slatted airing shelving above. Panelled doors to:
<b>Bedroom 1</b>	A large double bedroom featuring brick open fireplace. Quarry tile display sill and quarry tile hearth with oak edging. Wide picture window to front aspect. Oak effect flooring. Pendant light point and ceiling coving.
<b>Bedroom 2</b>	Large double bedroom. Picture window to rear aspect with far reaching views across farmland and countryside (as seen in last picture). Pendant light point. Ceiling coving.
<b>Bedroom 3</b>	Double bedroom. Dual aspect. Painted exposed floorboards. Large windows to front and side aspects. Built in double wardrobe. Pendant light point and ceiling coving.
<b>Family Bathroom</b>	White suite comprising bath with mixer tap/hand held shower attachment to one end. Fully tiled surround and wall mounted central mixer shower, shower curtain rail. Pedestal wash hand basin and low level WC each with tiled splashback. Obscure glazed window to front aspect. Oak effect flooring. Ceiling coving and ceiling light point.



## Outside

<b>Front</b>	Access off close onto gravelled driveway providing parking. Garden area to the front of the house comprises central lawn with well stocked surrounding borders. Window boxes beneath ground floor windows. Plants trained to the façade and mature hedging screening the borders. Concrete ramp/walkway leads up to the front door. Access to side round to:
<b>Rear Garden</b>	Generous paved patio area accessed from the kitchen. Well stocked herbaceous and shrub border to one side with access to the outbuilding (described later). Paved steps descend to a central lawned area with paved surround. Two further patios/seating areas. Generously stocked herbaceous borders also with shrubs and specimen trees. Oak trees and kitchen garden area with three raised beds. Raised oil tank screened by trellis. The boundaries are well screened by hurdles with climbing plants, with mature hedging to one side boundary.
<b>Outbuilding</b>	Brick elevations beneath a corrugated roof divided into three useful store rooms. One still containing a high level WC. Light and power connected.
<b>Services</b>	Mains water and electricity, oil heating and communal private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	S020 8HB
<b>Council Tax</b>	C

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

**Tel. 01264 810702**

**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)  
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**



Approximate Floor Area = 91.3 sq m / 983 sq ft  
 Outbuilding = 9.4 sq m / 101 sq ft  
 Total = 100.7 sq m / 1084 sq ft

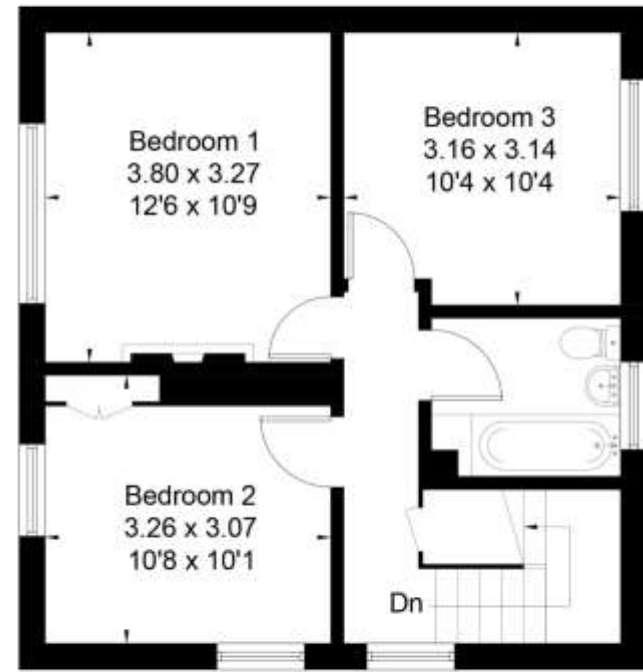


Ground Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #84678

