



THE OLD POST OFFICE

Middle Wallop, Hampshire, SO20 8EG



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Andover 7 miles | Salisbury 11 miles
Winchester 15 miles | Grateley Station 3 miles
London Waterloo from Grateley – 1 hour 34 minutes
(Mileages and times approximate)

A generous 5-bedroom family home of over 3,400 square foot, with a good size garden in this convenient village.

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This is an attractive, extremely generous and well-presented family home, offering over 3,400 square foot of versatile accommodation. The property features the front sitting room which is a welcoming room, with inglenook fireplace and woodburning stove. Off the sitting room there is a study, and the family room/bedroom 5. The kitchen has a Rayburn, granite worktops and flagstone floor which extends through into the very useful boot room. The kitchen opens into the breakfast/dining room, which will be having French doors installed opening out onto the terrace. There is a triple aspect formal dining room as well. From the boot room, a door leads into the old bakery, which the current owners have converted into a superb living space with a large sitting room and bathroom. This also makes excellent guest accommodation.

Upstairs, there are 4 double bedrooms. The master bedroom is full of character, and has built in cupboards, a dressing room and en suite shower room. Bedroom two at the front of the house is again a large double room. Leading back are bedrooms 3 and 4 which are also good size rooms. There is also a further bathroom and a rear staircase leading down to the boot room.

Outside, there is ample parking on the gravel driveway at the front for a number of vehicles. The garden to the rear is a pleasant and private space. Mainly laid to lawn with well-established boundaries, it is also partially walled to one side and features a large terrace area at the back with summer house, ideal for outdoor entertaining.



SITUATION

The Old Post Office is in Middle Wallop, in the heart of the Test Valley and surrounded by beautiful countryside. There is a village hall, public house and a shop within the village and a well-stocked shop and post office in Over Wallop. The village is very conveniently located for access to Grateley Station which is a short drive, with a mainline rail service to London Waterloo. More comprehensive facilities can be found in nearby Andover, Salisbury and Winchester. The very popular market town of Stockbridge is 7 miles away and has a good array of boutique shops and restaurants.

The renowned Farleigh Prep School is 5 miles away and the catchment area primary school is in Nether Wallop.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the Property.

Services

Mains water, electricity and private drainage.
Oil fired heating.

Tenure

Freehold with vacant possession.

Local Authority

Test Valley Brough Council

Postcode

SO20 8EG

Directions

From Winchester, take the B3049 to Stockbridge. Follow the A30 through Stockbridge. Continue up the hill on the dual carriageway section, and after a few miles turn right on to the B3084 toward the Wallops. On reaching the A343 turn right and drop down into Middle Wallop. The Old Post Office will be found on the left hand side, just opposite the village hall.



///trinkets.curries.grapevine

Viewings

By appointment with BCM LLP only.

Selling Agent

Tom Woods, BCM LLP

The Old Dairy, Sutton Scotney, Winchester
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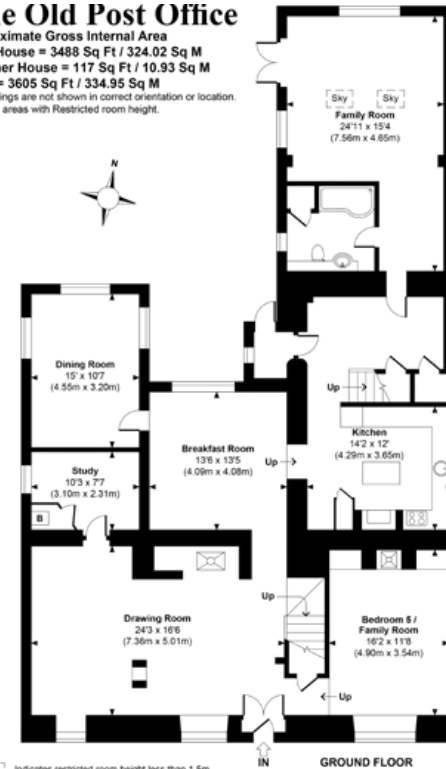
e: twoods@bcm.co.uk

NB These particulars are as at April 2021



The Old Post Office

Approximate Gross Internal Area
Main House = 3488 Sq Ft / 324.02 Sq M
Summer House = 117 Sq Ft / 10.93 Sq M
Total = 3605 Sq Ft / 334.95 Sq M
Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, floor plan orientation and the size and placement of fixtures are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	41 E	
21-38	F		
1-20	G		

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