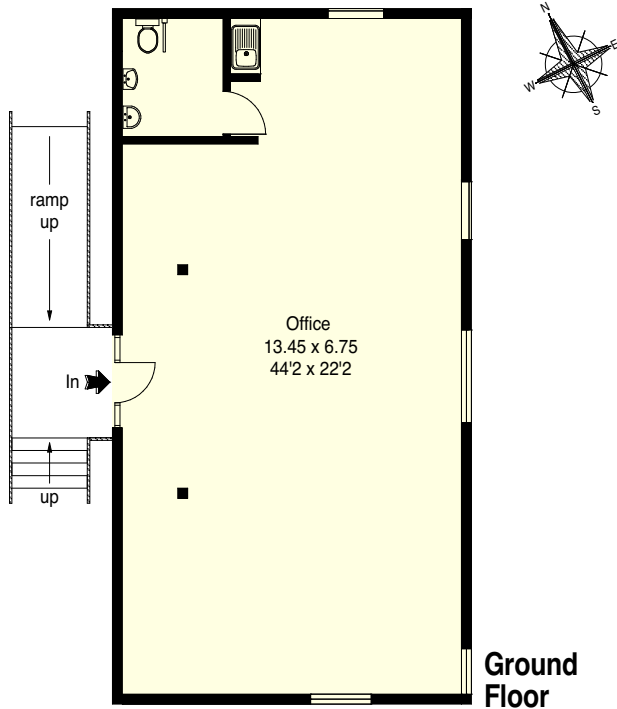




## Saddlestone Barn, Northern Farm, Over Wallop, Hampshire

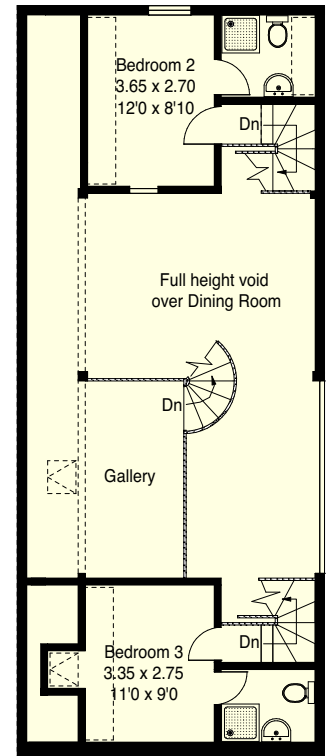
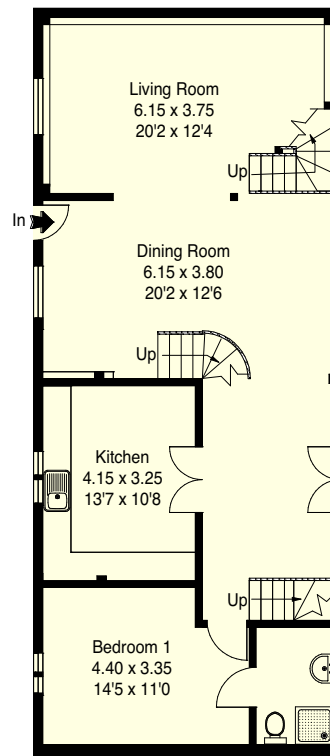
Approximate Gross External Area :- 97 sq m / 1045 sq ft  
 Approximate Gross Internal Area :- 91 sq m / 975 sq ft



## Long Barn B1, Northern Farm, Over Wallop, Hampshire

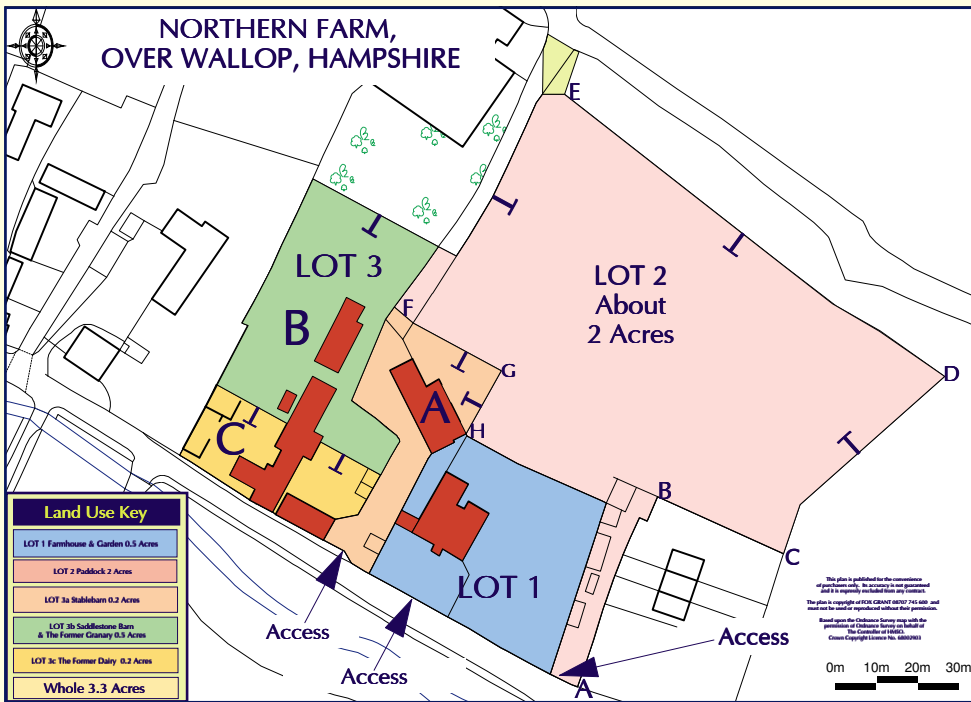
Approximate Gross External Area :- 190 sq m / 2037 sq ft  
 Approximate Gross Internal Area :- 138 sq m / 1488 sq ft

--- = Reduced headroom below 1.5 m / 5'0



**STADDLESTONE BARN  
 AND THE GRANARY  
 NORTHERN FARM, OVER WALLOP,  
 Nr STOCKBRIDGE, HAMPSHIRE**

# Grade II Listed Timber Framed Staddle Stoned Barn With Consent For Office Conversion With Adjoining Grade II Listed Timber Framed Barn With Consent For Residential Conversion



## THE GRANARY BARN

- A 2 storey Grade II listed timber framed barn
- Planning consent for conversion to residential use
- Proposed 3 bedroom semi detached dwelling
- Kitchen, sitting and dining room
- En-suite and family bathroom
- 2 allocated parking spaces
- Rear gardens with rural outlook

## AGENT'S NOTES

### Property Misdescriptions Act 1991

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.

## SITUATION

Grateley 1½ miles, A303 (London/West Country) 4½ miles, Stockbridge 8 miles, Andover 10 miles, Salisbury 13 miles, Winchester 17 miles, Basingstoke (M3) 30 miles, M25 54 miles  
Mainline train station Grateley to London/Waterloo 90 mins.  
International airport at Southampton 24 miles. Bournemouth International airport 37 miles.

**Education** There are well known public schools in the area including Rookwood and Farleigh at Andover; Pilgrims', St Swithun's, Twyford and Winchester to the south east; Chafyn Grove, Godolphin, Leehurst Swan, Leaden Hall and Cathedral School in Salisbury (see [www.iscis-sw.co.uk](http://www.iscis-sw.co.uk)). Independent grammars include South Wilts Grammar School for girls and Bishops Wordsworth for boys in Salisbury. Various state primary and secondary schools are found in the surrounding areas (see [www.hants.gov.uk](http://www.hants.gov.uk)).

**Local, Sporting & Recreational** A quiet village in the heart of open farmland, Over Wallop has a village pub, The White Hart, with the George Inn and the parish hall at Middle Wallop. The farm lies in the parish of Over Wallop, with the local church of St Peters nearby. The town of Andover provides the most immediate general shopping, sports and leisure facilities with a wider range to be enjoyed in Winchester, Salisbury and Southampton. For further local information see [www.hants.gov.uk](http://www.hants.gov.uk) and [www.upmystreet.com](http://www.upmystreet.com).

Outriding can be enjoyed directly from the property with plenty of tracks leading off some roadwork and there is an abundance of walking and cycling opportunities directly into surrounding countryside. Racing is at Salisbury, Newbury, Wincanton and Bath. Hunting is with The Tedworth with other hunts nearby.

## THE STADDLESTONE BARN

- A Grade II listed timber framed saddle stone barn (1,061sqft)
- Planning consent for conversion to commercial (B1) use
- Proposed open plan office
- Small Kitchen and cloak room
- 4 allocated parking spaces to the rear
- Rural outlook

3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Plans, Areas and Schedules** These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Solicitors** Whitehead Vizard - 01722 412141 Attn: Andrew Hodder

**Local Authority** Test Valley Borough Council Tel: 01264 368000  
Hampshire County Council Tel: 01962 841841

**Particulars** Prepared by Chris McNiven in October 2009.

## DIRECTIONS

**From Andover (A303) head south west** towards Salisbury (A343). In the Wallops dip, turn right for Over Wallop (B3084) and head north west. Continue into the village where the property will be found after a short distance on your right hand side next to the Fox Grant sale boards.

## VIEWINGS

Strictly by appointment through the agents on 01722 782727. Please contact **Chris McNiven** or **Adam Field** for further details or email [admin@foxgrant.com](mailto:admin@foxgrant.com).

