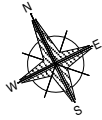
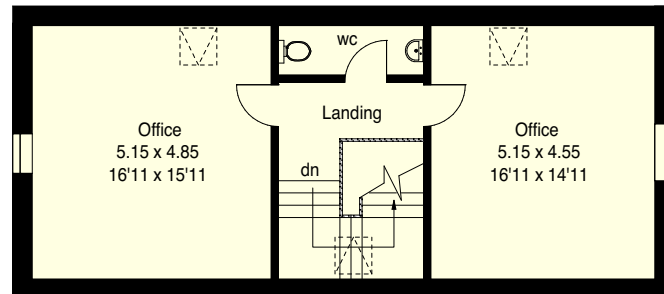
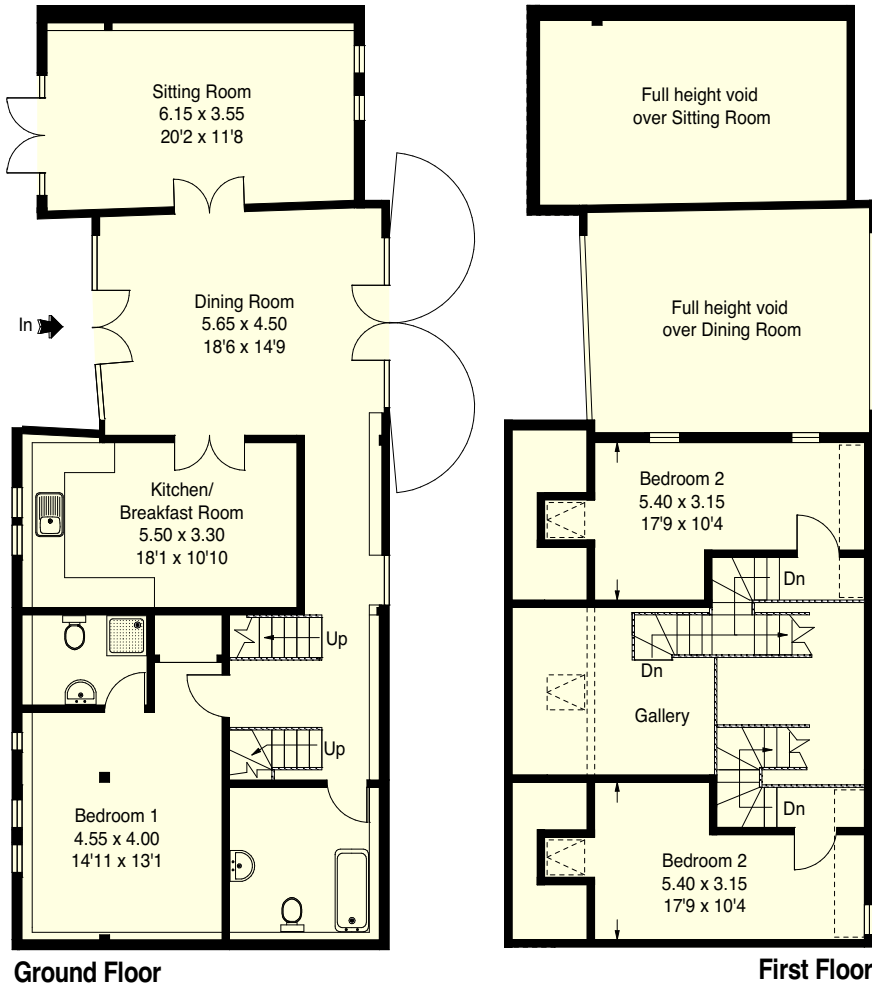


Long Barn B2, Northern Farm, Over Wallop, Hampshire

Approximate Gross External Area :- 193 sq m / 2078 sq ft
 Approximate Gross Internal Area :- 166 sq m / 1789 sq ft



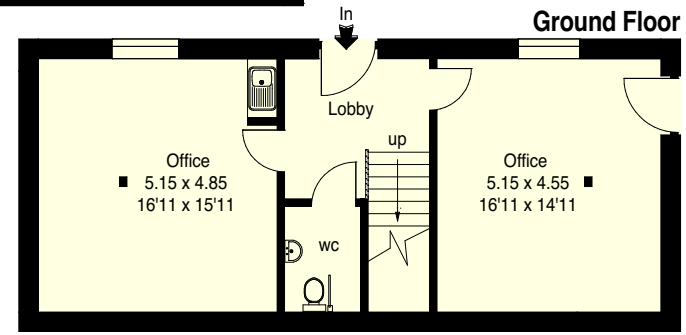
--- = Reduced headroom below 1.5 m / 5'0



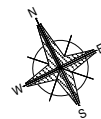
First Floor

Village Barn, Northern Farm, Over Wallop, Hampshire

Approximate Gross External Area:- 160 sq m / 1720 sq ft
 Approximate Gross Internal Area:- 130 sq m / 1400 sq ft



Ground Floor



THE OLD DAIRY NORTHERN FARM, OVER WALLOP, Nr STOCKBRIDGE, HAMPSHIRE

Grade II Listed Timber Framed Barn With Consent For Residential Conversion
 With Adjoining 2 Storey Former Stable With Consent For Office Conversion

foxgrant.com



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). 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).

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 and 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.

THE OLD DAIRY

Commercial

- A 2 storey former stable (1,383sqft)
- Planning consent for conversion to commercial (B1) use
- 2 open plan offices proposed, one on each floor
- Kitchen and cloak room
- 4 allocated parking spaces and bicycle parking
- Rural outlook

Residential

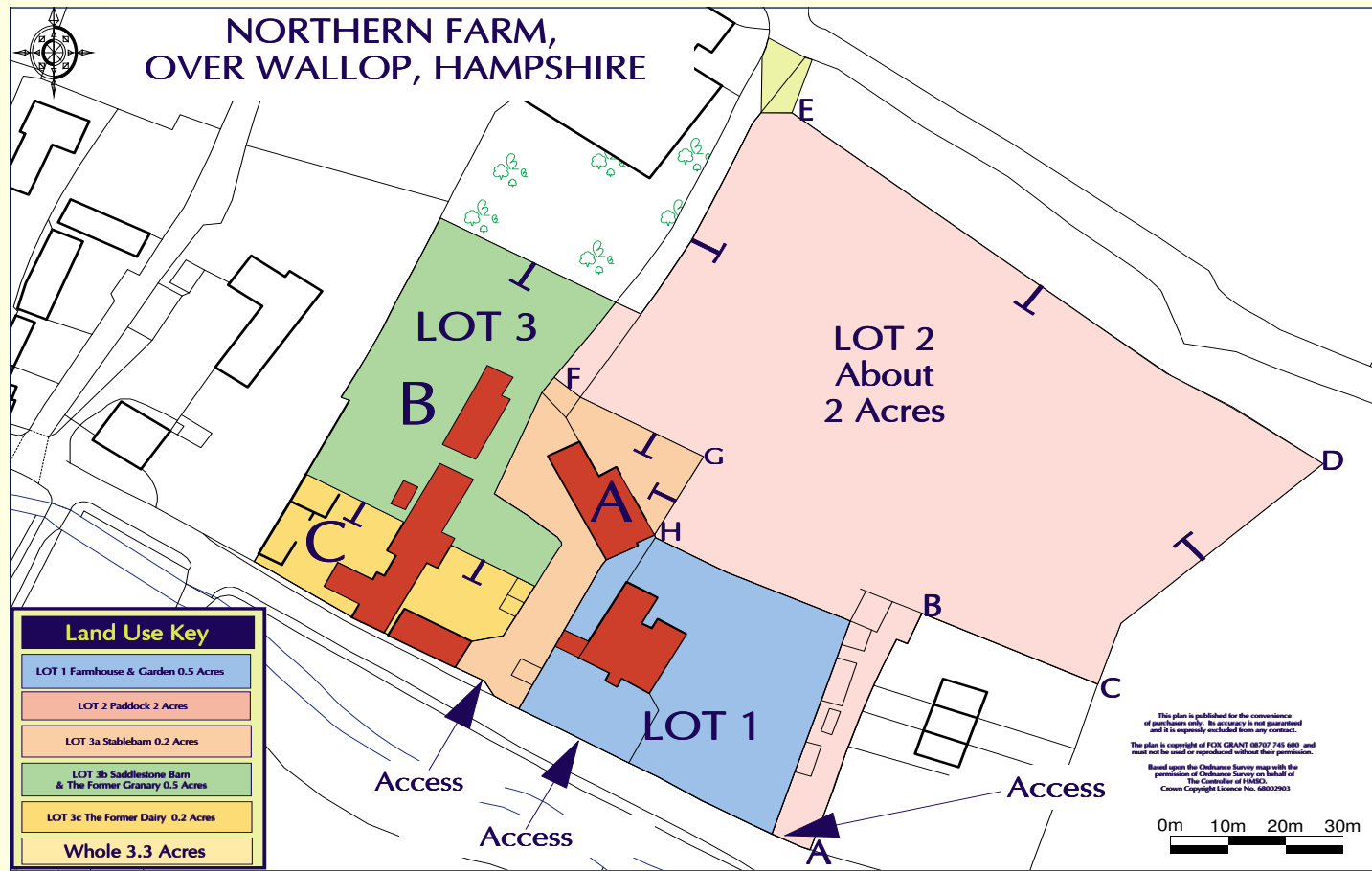
- A 2 storey Grade II listed timber framed barn
- Planning consent for conversion to residential use
- Proposed 3 bedroom semi detached dwelling
- Kitchen, sitting and dining room
- En-suite and family bathroom
- 2 allocated parking spaces
- Rear gardens with rural outlook

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.
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.

