

CEDAR VIEWS STATION ROAD OVER WALLOP

A stunning modern property with light filled rooms, and a high degree of energy efficiency standing in approximately one acre.

Myddelton&Major









Cedar Views is a wonderfully light and spacious family home on the edge of Over Wallop. Recently completed the whole property is in immaculate condition and all the rooms are well-proportioned, very light and have good ceiling heights. Throughout the property there are some very appealing features including full height floor to ceiling windows, underfloor heating to both floors, a wonderful open-plan sitting room/dining room/kitchen breakfast room, and at first floor level a grand main bedroom suite of bedroom, large bathroom and walk-in dressing room.

To the front of the property there is ample parking and two three bay garages (29'6" x 18' and 26'9" x 15'9"). All have electric doors and movement sensor LED lighting for efficiency. There are various places to sit outside while the rear terrace (which faces south) leads on to the paddock.

The property is highly efficient having an EPC rating of B. Hot water and heating are provided by an air source heat pump which qualifies for a renewable heat incentive (RHI) and currently repays to the owner of the property £390 per quarter. The RHI will continue until 2025. As a result net running costs for a house of this size are extremely low. The property has a 10 year structural warranty.

Over Wallop is close to the country town of Stockbridge and the cathedral cities of Winchester and Salisbury. The nearby A30 links Salisbury and Winchester with easy access to the A34 and the M3. Grateley, just a couple of miles up the road, has a mainline railway station with fast rail services to London Waterloo (1 hour 20 minutes). In Over Wallop itself there is a beautiful 12th Century church, a primary school, a shop/post office and a pub.

SERVICES
Mains electricity and water are available. Private drainage. Air source heat pump for hot water and central heating.

TENURE
Freehold

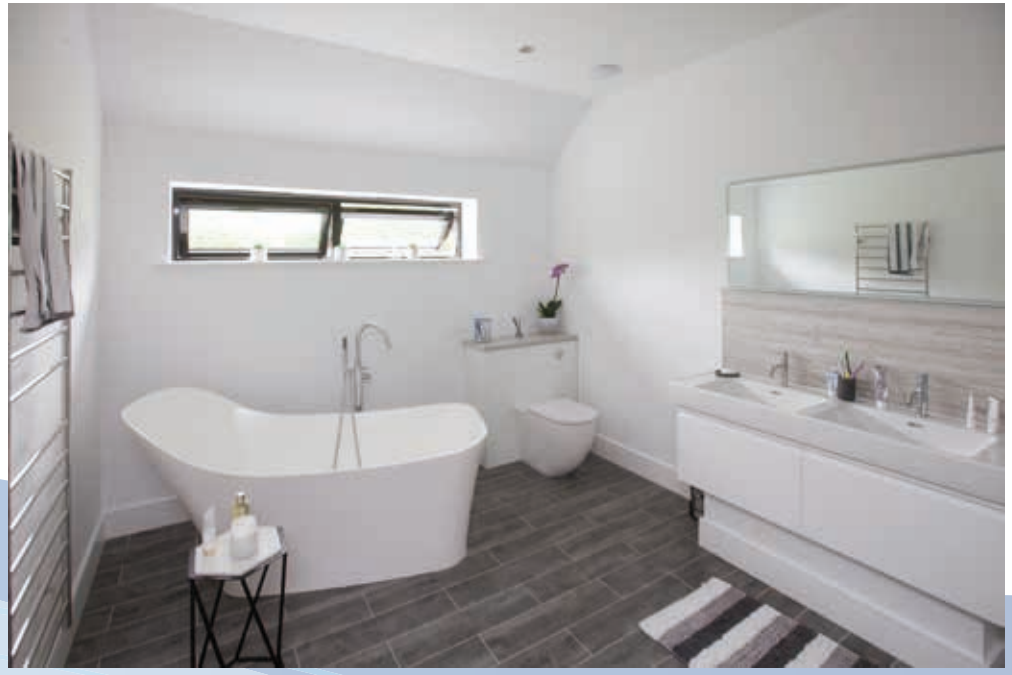
COUNCIL TAX
Band G. Charge for 2020/2021 – £2,924.25.

BROADBAND
BT.com suggests that average speeds of 50Mb are available with superfast fibre broadband through BT.

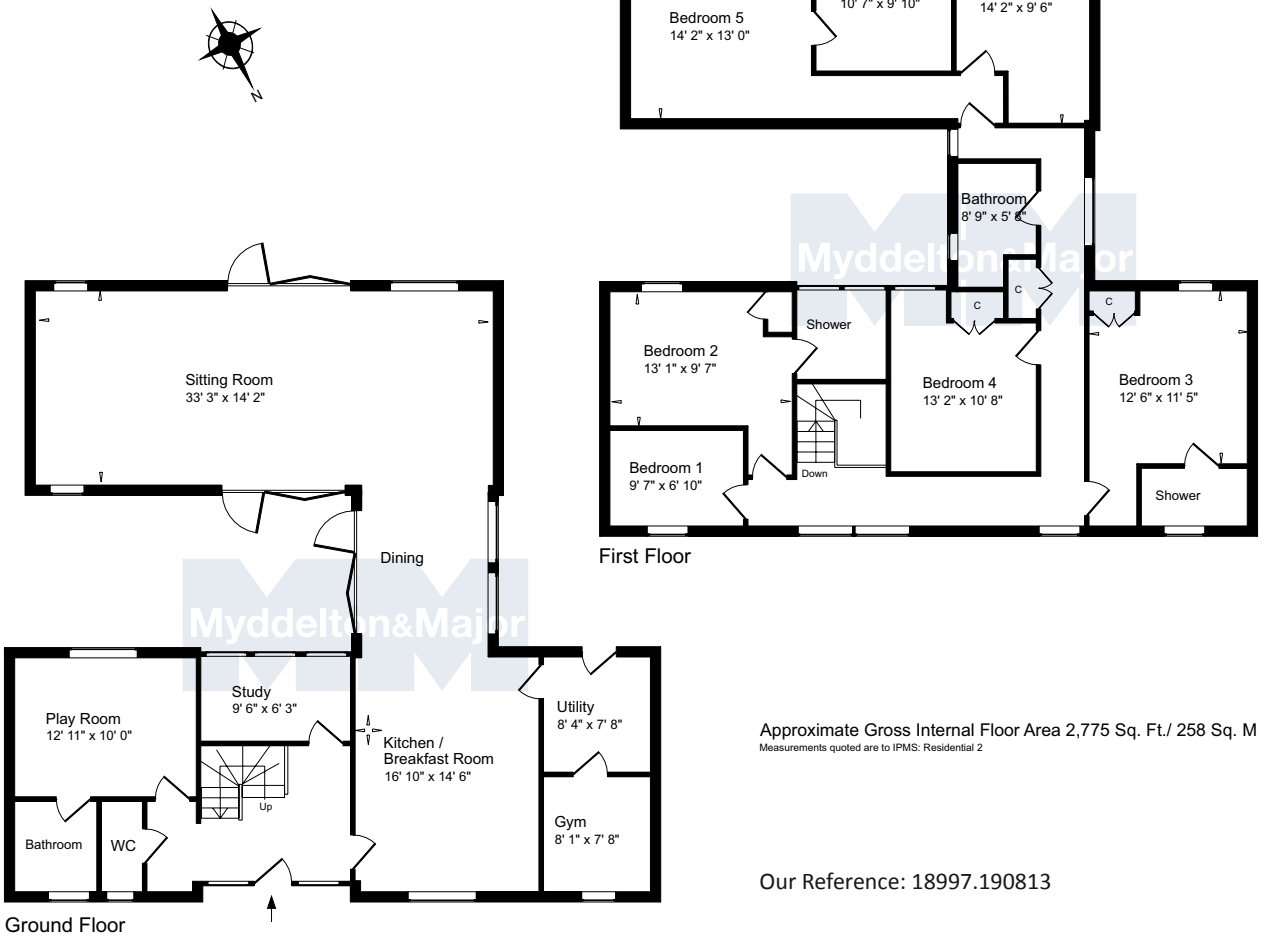
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TO VIEW
By appointment only please through Myddelton & Major, 49 High Street, Salisbury, SP1 2PD. Tel 01722 337575

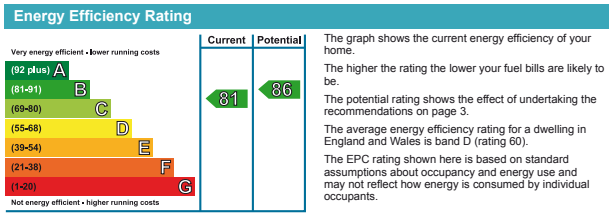
MONEY LAUNDERING REGULATIONS 2017
Please note, purchasers will be required to provide identity information, so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.













Approximate Gross Internal Floor Area 2,775 Sq. Ft./ 258 Sq. M

Measurements quoted are to IPMS: Residential 2

Our Reference: 18997.190813

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