



EVANS & PARTRIDGE

**19 NELSON CLOSE
STOCKBRIDGE, HAMPSHIRE**

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A SURPRISINGLY SPACIOUS AND WELL PRESENTED HOUSE WITH A WELL ENCLOSED LOW MAINTENANCE COURTYARD STYLE GARDEN AND GARAGE, QUIETLY SITUATED BEHIND THE HIGH STREET WITHIN A SHORT LEVEL WALK OF THE COMMON AND THE EXCELLENT RANGE OF LOCAL AMENITIES IN STOCKBRIDGE

ENTRANCE PORCH • RECEPTION HALL • CLOAKROOM • LIVING ROOM • DINING ROOM • GARDEN ROOM AREA • KITCHEN
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM
GARAGE IN BLOCK • NEARBY PARKING • WELL ENCLOSED REAR GARDEN

OFFERS INVITED AROUND £595,000 FOR THE FREEHOLD

DESCRIPTION

A mews style house, centrally situated within a small terrace of well-proportioned 1970s properties, located on the southern side of the High Street. The accommodation is arranged over three floors and comprises a good size entrance porch, central reception hall with cloakroom, living room with fireplace and open plan kitchen/dining room with adjoining garden room area. On the first floor there are three good size bedrooms as well as a family bathroom, whilst the spacious principal bedroom and en suite shower room is situated on the second floor. Outside there is nearby parking available in Trafalgar Way and there is also the benefit of a single garage within an adjacent block. From the front garden there is a view towards a carrier of the River Test where a foot bridge gives access to The Common in one direction and to the High Street in the other. The well enclosed rear garden is split level and paved for easy maintenance.

LOCATION

The property is quietly situated behind the High Street and close to The Common providing walks next to the River Test, and yet also within a short level walk of all local amenities. Stockbridge offers a broad variety of independent shops, a Post Office, hotels and bars, tea rooms/restaurants, churches, a doctors' surgery and primary and secondary schools. The cathedral cities of Salisbury and Winchester and the abbey town of Romsey are all within a twenty minute drive, and the A303 is close at hand allowing convenient access to London and the West Country. There are also mainline railway stations in Winchester and Andover (both about fifteen minutes' drive away) as well as Grateley (about ten minutes' drive) with fast trains to Waterloo.

ACCOMMODATION

Paved steps rise to part glazed UPVC door leading into:

LARGE ENTRANCE PORCH Full glazing to front and side elevations affording attractive views towards a carrier of the River Test and open paddock land/Stockbridge Common beyond. Ceramic tiled floor. Coat hooks. Ceiling light point. Obscure glazed door with similar panel to side leading into:

RECEPTION HALL Staircase with hardwood balustrade to side rising to first floor. Understairs storage cupboard. Oak effect flooring. Pendant light point. Doors into kitchen and cloakroom. Small pane glazed double doors into living room.

CLOAKROOM White suite comprising wall hung wash basin with metro tiled splash back and low level WC. Oak effect flooring. Ceiling light point. Extractor fan.

LIVING ROOM (*Large reception room*) Raised open fireplace with stone hearth and oak display sill above. Wide bay window to front aspect with views to one side towards countryside. Coving. Two pendant light points. Opening into:

DINING ROOM Space for dining furniture. Oak effect flooring. Opening to side of half height wall into kitchen with three pendant light points above. Further opening into:

GARDEN ROOM AREA Constructed of brick plinths supporting timber frame UPVC double glazing beneath a profile glass roof, with obscure glazing to one side and views over the landscaped courtyard garden. Oak effect flooring. Full width window seat with storage beneath.

KITCHEN Stainless steel 1½ bowl sink unit with quartz drainer and mixer tap. Range of framed high and low level cupboards and drawers incorporating high level glazed display cabinets and deep pan drawer. Integrated double oven with grill. Four ring ceramic hob with stainless steel extractor hood above. Recess and plumbing for dishwasher. Space for large full height fridge/freezer. Plumbing for washing machine and space for dryer. Polished quartz work surfaces with metro tiled splash back. Slate effect flooring. Grant oil fired boiler with full height larder style cupboard to side, cupboard above. Ceiling spot lights. UPVC/glazed door with window to side opening into covered area leading to the courtyard garden.

FIRST FLOOR

LANDING Balustrade continues overlooking stairwell. Second staircase with similar balustrade to side rising to second floor. Pendant light point. Panel doors to bedrooms two, three, four and family bathroom.

BEDROOM TWO (*Large double bedroom*) Picture window to front aspect with views to side across a carrier of the River Test to countryside beyond. Coving. Pendant light point. Built-in double wardrobe cupboard.

BEDROOM THREE (*Large long double bedroom*) Picture window to the rear aspect. Pendant light point. Built-in double wardrobe cupboard.

BEDROOM FOUR (*Double bedroom*) Picture window to rear aspect. Pendant light point. Book/display shelving to either side of doorway.

FAMILY BATHROOM White suite comprising pedestal wash hand basin and low level WC. P-shaped bath with central mixer tap/shower attachment, glass screen and Mira shower with hand held attachment. Display shelving. Part tiled walls. Tiled floor. Chrome towel radiator. Obscure glazed window to front aspect. Ceiling light point.

SECOND FLOOR

SPLIT LEVEL LANDING Internal stained glass window. Pendant light point. Door into:

PRINCIPAL BEDROOM SUITE (*Large L-shaped bed/sitting room with dressing area*) Four Velux sky lights. Deep alcove with low door into eaves storage. Built-in bedroom furniture comprising low cupboards, central full height hanging area screened by curtain. Further access into eaves storage. Access into loft space. Pendant light point. Door into:

EN SUITE SHOWER ROOM White suite comprising contemporary wash hand basin with mixer tap on sill with tiled surround, mirror above. Low level WC with concealed cistern. Glass door into fully tiled enclosure with Mira shower. Slate effect porcelain tiled floor. Ceramic tiled walls. Down lighters. Extractor fan.

OUTSIDE

FRONT GARDEN Level and laid to lawn. Paved path leading to front entrance porch. Mature silver birch. Shrub border with ornamental yew.

REAR GARDEN Comprises a useful covered area with sandstone paving. The main garden is split level and comprises sandstone paved areas with sleeper retaining wall. Oil tank concealed by trellis and climbing plants. The garden is well screened on all sides by tall hedging. Brick archway and gate at rear leading round to the block of garages.

SINGLE GARAGE In block located at the rear of the property.

SERVICES

Mains water, electricity and drainage. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

DIRECTIONS

POST CODE SO20 6ES. From our office in Stockbridge, turn right and proceed for a short distance along the High Street, turning right into New Street, bearing right into Trafalgar way and then right again into Nelson Close.

VIEWING STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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www.evansandpartridge.co.uk

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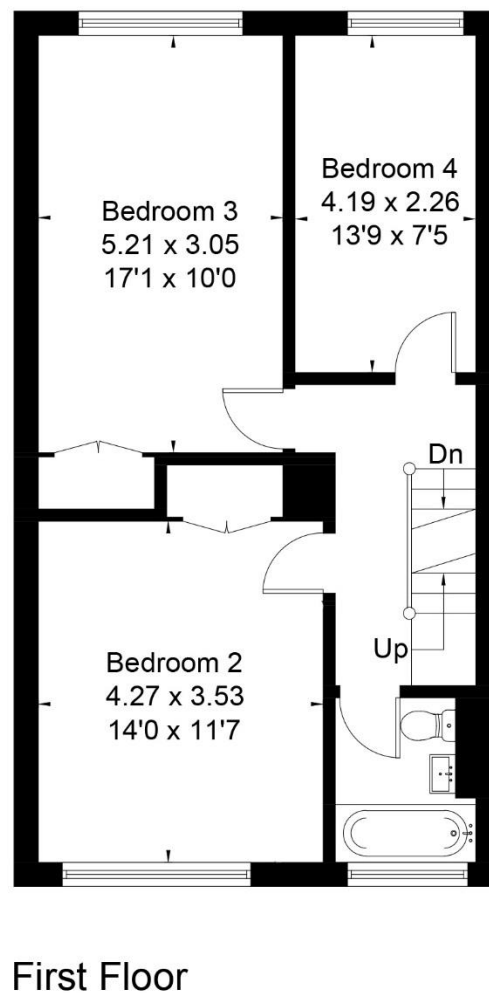
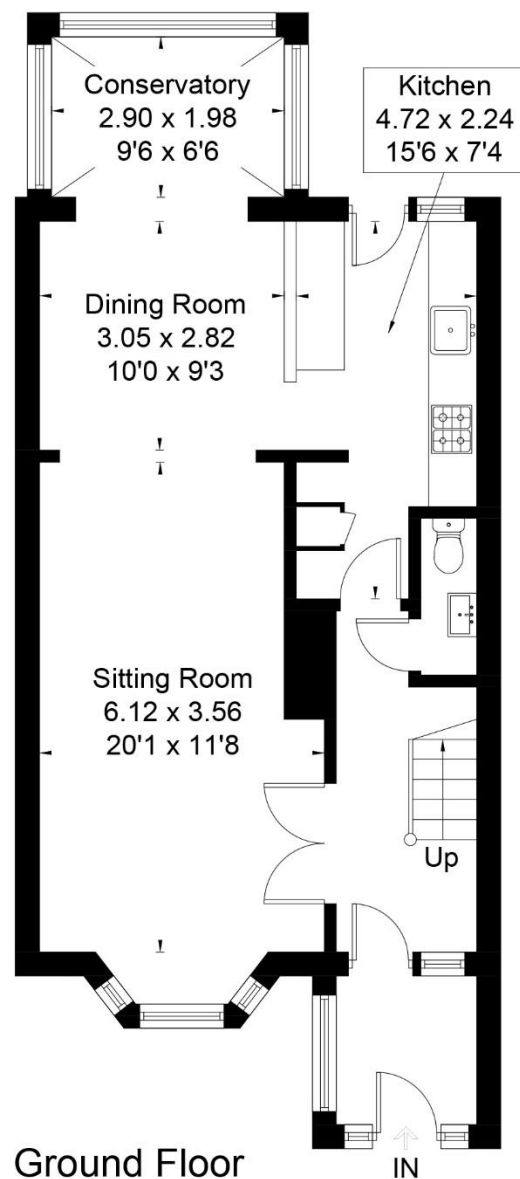




Approximate Floor Area = 153.4 sq m / 1652 sq ft (Excluding Restricted Head Height)

Garage = 13.2 sq m / 143 sq ft

Total = 166.6 sq m / 1795 sq ft



[] = Reduced head height below 1.5m

