



**EVANS & PARTRIDGE**

**VINE COTTAGE**  
**STOCKBRIDGE, HAMPSHIRE**

# VINE COTTAGE, HIGH STREET, STOCKBRIDGE, HAMPSHIRE SO20 6HF

A VICTORIAN TERRACED HOUSE FRONTING STOCKBRIDGE HIGH STREET, WITH OPEN PLAN LIVING AREA,  
TWO DOUBLE BEDROOMS AND A GOOD SIZE WELL ENCLOSED SOUTH FACING GARDEN

ENTRANCE HALL \* OPEN PLAN LIVING / DINING ROOM \* WELL FITTED KITCHEN • REAR ENTRANCE HALL / BOOT ROOM • CLOAKROOM  
TWO DOUBLE BEDROOMS • BATHROOM

PLENTIFUL UNRESTRICTED PARKING ALONG THE HIGH STREET • WELL ENCLOSED SOUTHERLY FACING REAR GARDEN

## OFFERS INVITED AROUND £450,000 FOR THE FREEHOLD

### DESCRIPTION

A Victorian terraced property of brick elevations beneath a slate roof understood to have been built in 1895. The accommodation comprises hallway, open plan dual aspect sitting/dining room with log burning stove in an attractive brick fireplace, kitchen and a useful rear entrance hall/boot room with adjoining cloakroom. On the first floor there are two double bedrooms and a large modern bathroom. It is thought that there may be scope to create a further room in the loft, this would however be subject to all the required consents and cannot be guaranteed. Outside, the property can be accessed directly from the High Street into the entrance hall, but there is also a door on the right hand side of the cottage into a walkway that is shared between Vine Cottage and Vine House that leads to a gate into a rear courtyard area with a door into the main rear entrance. From the courtyard a path leads down to an attractive level south facing garden with summerhouse/store.

### LOCATION

The property is situated along 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

Step up to panel front door with integral fan light, window above leading into:

ENTRANCE HALL Coir matting. Cupboard concealing meter/fuse box. Staircase rising to first floor. Small pane glazed door leading into:

#### OPEN PLAN LIVING / DINING ROOM

Living Room Large picture window with central sash to front aspect. High coved ceiling. Wall lights. Radiator within decorative case.

Dining Room Attractive brick open fireplace housing a log burning stove on brick hearth. Space for dining table. Wall lights. Glazed door to rear patio and path leading to rear garden. High coved ceiling. Ceiling light point with three spot lights. Small pane obscure glazed door into understairs storage cupboard with light. Open doorway into:

KITCHEN (*Well fitted*) Ceramic sink unit with mixer tap and drainer. Roll top oak effect work surfaces with similar upstand. Range of high and low level cupboards and drawers incorporating high level glazed display cabinets. Under-counter stainless steel oven and grill with Zanussi four ring ceramic hob and extractor fan and light within stainless steel hood above. Integrated dishwasher, fridge and freezer. Recess and plumbing for washing machine. Ceramic tiled floor. Two cottage windows to side aspect. High ceiling with spot lights. Wall hung Potterton LPG fired combi boiler with hot water on demand. Glazed double doors opening into:

REAR ENTRANCE HALL / BOOT ROOM Profile glazed roof. Three built-in wardrobe cupboards. Ceramic tiled floor. UPVC/glazed door to rear courtyard patio area with windows to either side. Wall lights. Panel door into:

CLOAKROOM White suite comprising wash hand basin set into top with shelf and cupboard beneath. Low level WC. Ceramic tiled floor. Wall light. Profile obscure glazed roof. Obscure glazed window to side aspect.

### FIRST FLOOR

SPLIT LEVEL LANDING Two pendant light points. Doors to bedrooms and bathroom.

PRINCIPAL BEDROOM (*Large double bedroom*) Picture window with central sash to the front aspect. High coved ceiling with two pendant light points. Built-in furniture comprising wardrobe cupboards to either side of bed area with cupboard above and pelmet lighting. Further built-in cupboard extending over stairwell.

BEDROOM TWO (*Double bedroom*) Chimney breast with recess to either side, one with built-in wardrobe cupboard with cupboard above. Cottage window to rear aspect (south). Wall light. Spot light. Pendant light point, wall light and spot light. Large hatch with ladder into large loft space, partly boarded with light.

BATHROOM (*Good size dual aspect room*) White suite comprising contemporary double ended bath with central mixer tap, fully tiled surround, wall mounted shower with overhead/hand held attachments, glass shower screen. Pedestal wash hand basin with mixer tap, tiled splash back, mirror above, glass shelf and shaver socket. Low level WC. Tall chrome towel radiator. Window to rear aspect (south). High level obscure glazed window to side aspect.

### OUTSIDE

The property fronts onto Stockbridge High Street. A door to the right hand side of the property leads through a covered walkway (shared with the neighbouring property, Vine House) to a gate leading into a private rear garden.

SOUTH FACING REAR GARDEN Comprises a herringbone block paved patio area, accessed from the rear hall/boot room and dining room. Space for table, chairs, barbecue and potted plants. LPG cylinders concealed within cupboards. A long path with shrub border to either side, well screened by fencing, part with trellis above, opening into large level well enclosed garden, laid to lawn with well stocked borders containing flowers, shrubs, bamboo and lilac. The garden is well screened on all sides by high feather edged fencing. Paved area with summerhouse.

SUMMERHOUSE Timber clad elevations beneath a pitched felt roof. Glazed double doors and windows to front.

### 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 6HF. From our office in Stockbridge, turn right and proceed for a short distance along the High Street. The property will be found further along on the right hand side.

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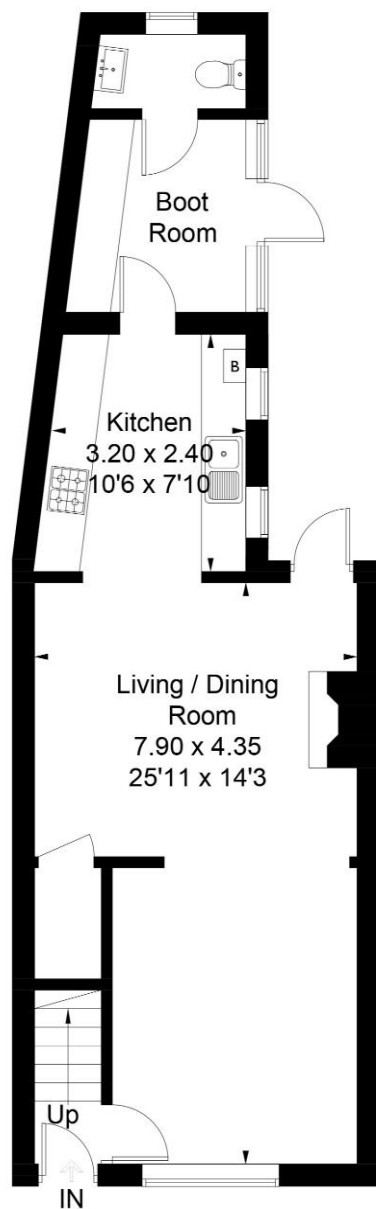




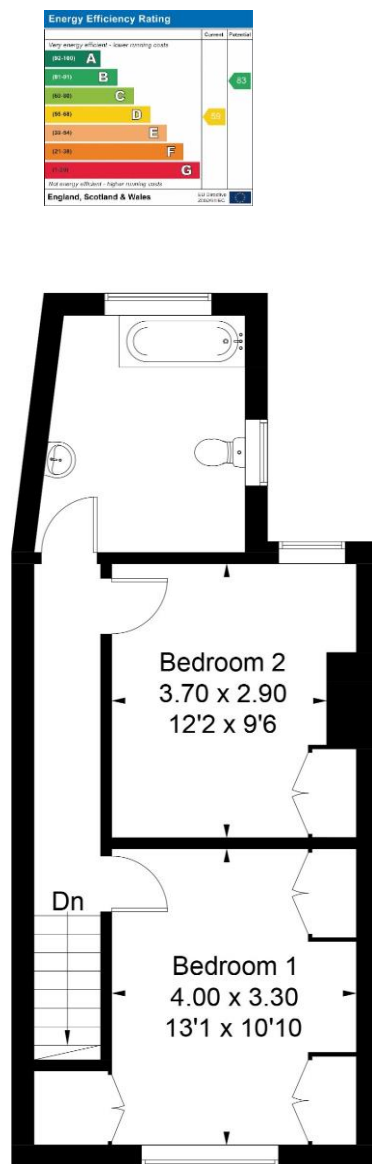




Approximate Floor Area = 95.0 sq m / 1023 sq ft



Ground Floor



First Floor

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Very energy inefficient - higher running costs	
England, Scotland & Wales	

