

MIDDLE THATCHED COTTAGE, ROMSEY ROAD

KING'S SOMBORNE, STOCKBRIDGE, HAMPSHIRE



EVANS & PARTRIDGE







MIDDLE THATCHED COTTAGE, ROMSEY ROAD, KING'S SOMBORNE, HAMPSHIRE, SO20 6PN

A PICTURESQUE MID TERRACED GRADE II LISTED PERIOD COTTAGE WHICH HAS BEEN EXTENDED TO THE REAR SITUATED IN THE HEART OF THE VILLAGE WITH A WELL ENCLOSED REAR GARDEN OVERLOOKING FARMLAND

PORCH, ENTRANCE HALL, SITTING ROOM, DINING ROOM, KITCHEN
TWO BEDROOMS, BATHROOM
OFF-ROAD PARKING, WELL ENCLOSED
CHARMING WELL PRESENTED PERIOD COTTAGE
REAR GARDEN WITH OPEN COUNTRY VIEW
SHOP / PUB / SCHOOL IN WALKING DISTANCE

OFFERS INVITED AROUND: £350.000 Freehold

DESCRIPTION

A charming mid-terraced period cottage which was originally restored and extended in 1989 by Romsey and District Buildings Preservation Trust under the direction of English Heritage using traditional skilled local craftsmen. The cottage is constructed of white washed rendered/timber framed elevations beneath a thatched roof, the rear extension (kitchen and bathroom) is constructed of white washed brick elevations beneath a slate roof. The cottage has a wealth of character with numerous exposed beams and timbers throughout together with vaulted ceilings to the first floor and also benefits from a recently refitted bathroom. An attractive feature of the property is the rear garden overlooking paddock/farmland.

LOCATION

The property is situated in the centre of the popular village of King's Somborne which offers everyday facilities including a Post Office/village store, primary school, church and public house. The picturesque town of Stockbridge, traversed by the River Test, is just three minutes away to north and offers a variety of shops, Post Office, hotels and public houses, tea rooms/restaurants, churches, a doctors' surgery and primary and secondary schools. The abbey town of Romsey is approximately seven miles to the south, and the cathedral cities of Salisbury and Winchester are both within a half hour drive. There are also excellent road links to London and the West Country via the M3 and A303 and also to the South Coast.

ACCOMMODATION

Porch	Thatch covered. Quarry tiled floor. Lantern style light. Panelled front door leading into:
Entrance Hall	Coir matting. Cupboard with meter/fuse box. Exposed ceiling beams. LED down lighter. Open doorway into sitting room. Latched panel door into dining room.
Sitting Room	(Attractive dual aspect reception room) Brick inglenook fireplace housing cast iron log burning stove on brick hearth with exposed beam over, bread oven and recessed lighting. Hampshire bar window to front aspect. Timber mullion window to rear aspect with views over the garden and beyond. Porcelain tiled floor. Exposed ceiling beam and joists. LED down lighters. Exposed pegged framework to walls. Turning solid oak staircase with balustrade to either side rising to first floor.
Dining Room	Good size reception room with Hampshire bar window to front aspect. Exposed ceiling beams and pegged framework to walls. LED down lighters. Porcelain tiled floor. Latch door into:

Kitchen	Belfast sink with mixer tap standing on brick plinths, recess beneath. Rustic oak work tops with ceramic tiled splash back. Shelving. Ceramic tiled floor. Electrolux free-standing cooker with tiled splash back. Space for under-counter fridge and freezer. Recess and plumbing for washing machine. Tiled floor. Window to side aspect. Pendant light point. Exposed beams to one wall. Latch door into rear lobby.
Lobby	Ceramic tiled floor. Pendant light point. Latch door to bathroom. Door into rear garden.
Bathroom	Fully replaced and well appointed. White suite comprising four claw roll top bath with metro tiled surround, mixer tap with electric shower above and glass screen. Pedestal wash hand basin with mixer tap. Low level WC. Oak effect flooring with electric under floor heating. Towel radiator. Obscure glazed window to rear aspect. Shaver socket. LED down lighters. Extractor fan. Loft storage area above.
<u>FIRST FLOOR</u>	
Landing	Exposed beams. Hampshire bar dormer window to rear aspect. Cupboard. Pendant light point. Open doorway to bedroom one. Latch door to bedroom two.
Bedroom One	Double bedroom. High vaulted ceiling with numerous exposed beams, timbers and framework. Dormer window to front aspect with new Hampshire bar window. Pendant light point. Exposed chimney breast.
Bedroom Two	Good size bedroom. High vaulted ceiling with numerous exposed framework. Hampshire bar dormer window to front aspect. Pendant light point. Built-in wardrobe cupboard.
<u>OUTSIDE</u>	
Front	The property fronts onto the village road. Lowered kerb providing access onto a gravelled parking area in front of the cottage for two cars. Sleeper edging and brick path with flower borders leading to entrance porch, further gravelled areas to either side. Screened on one side by privet hedging to the other by picket fencing.
Rear Garden	Sandstone crazy paved/block paved terrace with circular feature, ideal for entertaining, with rose border to side. Curved dwarf brick wall and central lawn area. Soft fruit and vegetable beds. Photinia and cherry trees. Rockery area. Timber shed with door and windows on two aspects. The garden is well screened on either side by high close boarded fencing and to the rear boundary by post and rail/stock fencing affording views over the adjoining paddock towards farmland. Outside lighting. Outside tap.
Services	Mains electricity, water and drainage.
Directions	SO20 6PN
Council Tax Band	D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

www.evansandpartridge.co.uk

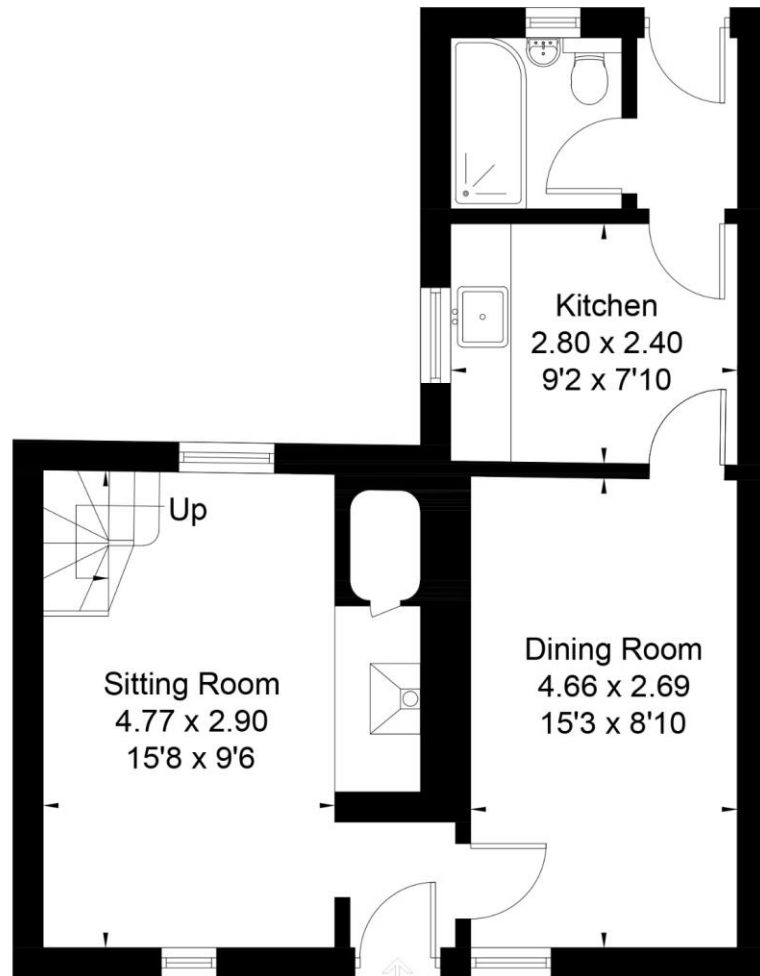
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

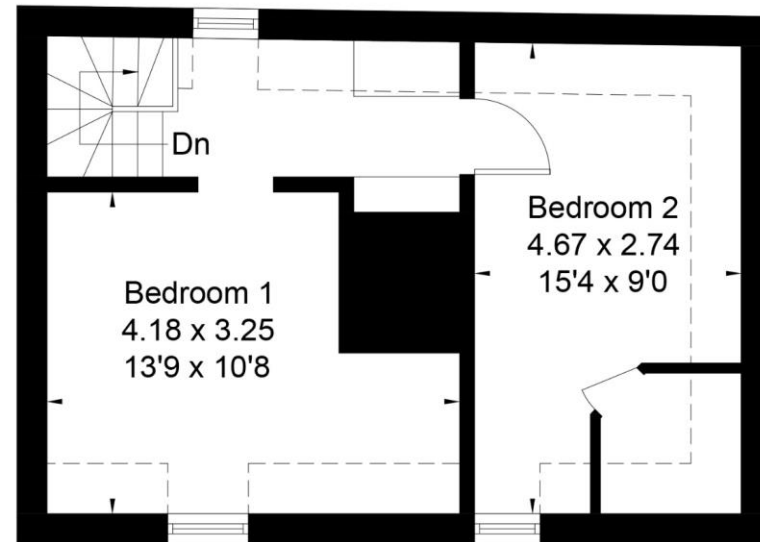
**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Area = 77.5 sq m / 834 sq ft
Including Limited Use Area (6.8 sq m / 73 sq ft)



Ground Floor

[] = Reduced head height below 1.5m



First Floor