



EVANS & PARTRIDGE

**FIELD VIEW, ROMSEY ROAD
KING'S SOMBORNE, STOCKBRIDGE, HAMPSHIRE**











FIELD VIEW, ROMSEY ROAD, KING'S SOMBORNE, STOCKBRIDGE, HAMPSHIRE, SO20 6PP

**AN INDIVIDUAL DETACHED MODERN HOUSE PROVIDING EXCELLENT WELL APPOINTED FAMILY ACCOMMODATION
TOGETHER WITH A SECLUDED WELL STOCKED GARDEN, SITUATED IN THE HEART THE VILLAGE
BACKING ONTO THE PLAYING FIELDS**

**RECEPTION HALL, SITTING ROOM, FAMILY ROOM / OFFICE
GARDEN ROOM, KITCHEN / DINING ROOM, UTILITY ROOM, CLOAKROOM
PRINCIPAL BEDROOM WITH EN SUITE SHOWER, THREE FURTHER BEDROOMS (ONE EN SUITE), FAMILY BATHROOM
GARAGE / WORKSHOP, PARKING. LANDSCAPED GARDENS**

OFFERS INVITED AROUND: £725,000 Freehold

DESCRIPTION

An individual detached family house, which was completed in July 2011, constructed of colour rendered elevations beneath a slate roof featuring hardwood double glazed windows and doors, stone lintel and sill details and oil fired central heating with radiators. The accommodation, which is not only well laid out, but also beautifully finished to a high standard, comprises a large central reception hall, a dual aspect sitting room with limestone fireplace, a separate spacious L-shaped family room (which could also provide an excellent home office), an impressive kitchen/dining room opening into the adjoining garden room, as well as a utility and cloakroom on the ground floor. On the first floor there is a generous central landing with doors leading to a master bedroom with en suite, a guest bedroom, also with en suite, two further double bedrooms and a family bathroom. Outside a gravelled drive provides parking and there is also a good size attached single garage/workshop with oak doors to front. The present owner who bought the property from new has completely re-landscaped and beautifully stocked the rear garden.

LOCATION

The property is situated in the middle of the popular village of King's Somborne, which offers everyday facilities including a Post Office/store, primary school, church and public house. The picturesque town of Stockbridge, traversed by the River Test, is just five minutes away to the north, the abbey town of Romsey is approximately seven miles to the south, and the cathedral cities of Winchester and Salisbury are both within about fifteen and twenty five minutes' drive respectively. There are also excellent road links to London and the West Country via the M3 and A303 and also to the South Coast.

ACCOMMODATION

Entrance Porch	Pitch covered, supported by an exposed corner pillar. Overhead light. Part obscure glazed door leading into:
Reception Hall	(Large, central) Turning staircase with two half landings and attractive, stained, solid oak turned style balustrade rises to first floor. Two ceiling light points. Coving. Solid oak doors to:
Sitting Room	Inset log burning stove with granite surround, granite hearth and attractive classic limestone mantelpiece. Two windows to rear aspect. Two further casement windows to side aspect. Two ceiling light points. Coving. Two wall light points.
Family Room / Home Office	Window to side aspect overlooking garden. Further window to opposite side overlooking driveway. Two ceiling light points. Coving. Part obscure glazed external door to front drive.

Kitchen / Dining Room	1½ bowl sink unit with mixer tap. Extensive range of high and low level cupboards and drawers. Rangemaster Toledo two oven range with plate warmer and grill, ceramic five ring hob and warmer to side, stainless steel splash back with suspended stainless steel/glass hood above. Integrated Hotpoint dishwasher. Polished granite work surfaces with similar upstand. Peninsular unit with solid oak butcher block top and breakfast bar. Halogen ceiling down lighters. Coving. Plinth heater. Window to front aspect with views towards farmland. Dining area: Coving. Ceiling light point. Window to side aspect. Opening into:
Garden Room	Windows along three aspects and double doors to one end opening onto a terrace. Coving. Ceiling light points.
Utility Room	Stainless steel sink unit with mixer tap and drainer. Roll top work surface with cupboards beneath. Recess with plumbing for washing machine and space for dryer. Under stairs storage cupboard with light. Fuse box. Half glazed door to outside. Extractor fan. Oak door to:
Cloakroom	White suite comprising a pedestal wash hand basin with ceramic tiled splash back and low level WC. Ceiling light point. Coving. Obscure glazed window to side aspect.

FIRST FLOOR

Large Central Landing	Solid oak balustrade continues overlooking stairwell. Window to side aspect with views towards farmland. Access to loft space via hatch. Central ceiling light point. Coving. Solid core oak doors to bedrooms, family bathroom and double oak doors to a large cupboard housing pressurised hot water cylinder and slatted shelving.
Principal Bedroom	Window to rear aspect with open views over the playing field. Two further small pane casement windows to side aspect. Ceiling light point. Coving. Oak door into:
En Suite	White suite comprising a contemporary wash hand basin set into roll top surround, double cupboard beneath. Low level WC with concealed cistern. Folding door into fully tiled cubicle with Mira Flight shower. Extractor fan. Ceiling light point. Coving. Wall light point/shaver socket. Towel radiator. Part ceramic tiled walls.
Bedroom Two	Windows on two aspects. Ceiling light points. Coving. Oak door into:
En Suite	White suite comprising pedestal wash hand basin with ceramic tiled splash back. Low level WC. Corner cubicle housing power shower. Light/shaver socket. Towel radiator. Extractor fan. Ceiling light point. Coving.
Bedroom Three	Window to rear aspect with views over the playing field. Ceiling light point. Coving.
Bedroom Four	Window to front aspect. Ceiling light point. Coving.
Family Bathroom	White suite comprising contemporary wash hand basin, cupboard beneath. Low level WC. Panelled bath with part tiled surround and mixer tap/hand held shower attachment. Obscure glazed window to side aspect. Extractor fan. Ceiling light point. Coving. Towel radiator.

OUTSIDE

Front	Access off village road across small tarmacadam area which leads onto a gravelled driveway providing parking and turning space to the front and side of the house. This is screened from the road by a newly built Flemish bond brick wall. There is a brick paviour path leading to the front entrance porch and access to:
Garage	Braced and ledged oak double doors to front with attractive cast iron hinges. Power and light connected.
The Garden	The remaining wrap-round well enclosed garden comprises a natural stove terraces areas linked by paths separating well stocked borders and lawned areas. The garden is well enclosed on all sides by tall weather board fencing with trellis above and trees.
Services	Mains water, electricity and drainage.
Directions	SO20 6PP
Council Tax Band	F

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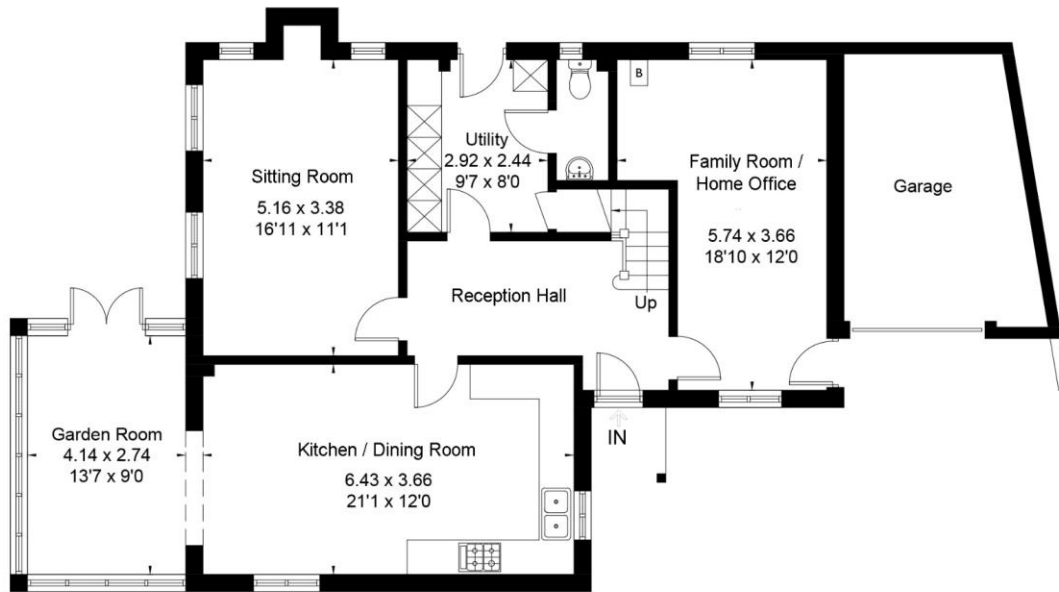
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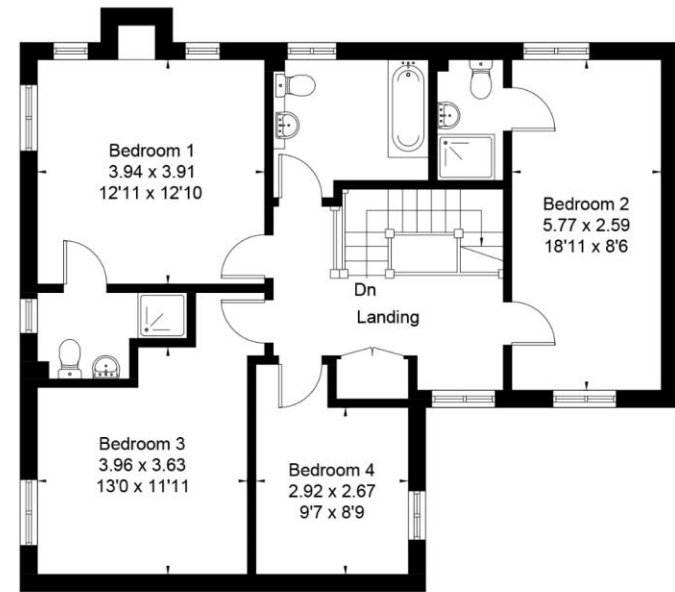
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Approximate Floor Area = 179.8 sq m / 1935 sq ft
(Excluding Garage)



Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
95-111	B		
81-95	C	74	83
69-81	D		
55-69	E		
41-55	F		
21-41	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	