



WATERSIDE, 33 TRAFALGAR WAY
STOCKBRIDGE, HAMPSHIRE

EVANS & PARTRIDGE















WATERSIDE, 33 TRAFALGAR WAY, STOCKBRIDGE, HAMPSHIRE, SO20 6ET

A LARGE WELL PRESENTED DETACHED HOUSE WITH DOUBLE GARAGE AND ATTRACTIVE LANDSCAPED SOUTH FACING GARDEN SITUATED AT THE END OF TRAFALGAR WAY ENJOYING OPEN VIEWS ACROSS WATER MEADOWS

LARGE CENTRAL HALL, CLOAKROOM, SPACIOUS LIVING ROOM, DINING ROOM
STUDY, CONSERVATORY, KITCHEN / BREAKFAST ROOM
PRINCIPAL BEDROOM WITH SITTING /DRESSING AREA AND EN SUITE SHOWER ROOM
BEDROOM TWO WITH EN SUITE BATHROOM, BEDROOM THREE WITH EN SUITE SHOWER ROOM
DOUBLE GARAGE, PARKING
ATTRACTIVELY LANDSCAPED GARDENS, OPEN VIEWS

OFFERS INVITED AROUND: £1,250,000 Freehold

DESCRIPTION

A rare and exciting opportunity to purchase a property at the back of Trafalgar Way, with an open southerly aspect and views across water meadows situated within a short level walk of Stockbridge High Street. This property is situated at the very end of the close with no passing traffic and set well back from the busier roads. The accommodation extends to just over 2,500 sq ft with spacious, light and airy living and three generous bedrooms, all with an en suite, one of which is on the ground floor, ideal if single floor living is required at a future point. The principal bedroom also features an adjoining sitting/dressing area with far reaching views to the south. Light fittings are available separately if required.

LOCATION

Stockbridge offers an excellent choice of restaurants, coffee shops and public houses as well as a variety of independent and specialist retailers. It also offers the convenience of many amenities including a doctor's surgery, churches, Town Hall, Post Office/food store, primary school and secondary school. There are several private schools, including Pilgrims, St Swithun's. Winchester College, Farleigh and Godolphin nearby. The cathedral cities of Winchester and Salisbury, also the Abbey town of Romsey are within a twenty minute drive. Mainline railway stations, situated in Winchester, Andover and Grateley are all within a fifteen minute drive. Stockbridge is a thriving town, situated in the Test Valley renowned for its chalk streams, excellent fly fishing and stunning rural walks.

ACCOMMODATION

Reception Hall

Staircase with balustrade and wide half landing rising to the first floor. Substantial, high level, front facing picture window. Low doors to under stairs storage cupboard. Pendant light point. Coving. Double doors into living room. Further doors to study, conservatory, bedroom suite three and cloakroom.

Cloakroom

White suite pedestal wash hand basin with mixer tap. Low level WC. Tiled floor, part tiled walls, down lighters, extractor fan, chrome towel radiator.

Living Room

(Substantial L-shaped dual aspect reception room) Central coal effect fireplace. Oak flooring throughout. Bay window with deep display sill to side aspect overlooking carrier of the River Test, water meadow and downland. Two substantial full height windows to the rear aspect, one with double doors enjoying beautiful views over the landscaped rear garden and beyond to water meadows. Lamp ring with central switch. Coving. Down lighters. Door into:

Kitchen / Breakfast Room	(Open plan with adjoining dining room) Dining room: Picture window to the rear aspect with views across water meadows. Oak effect flooring. Coving. Pendant light point. Wall lights. Wide opening into: Kitchen/breakfast room: (Well appointed) Stainless steel 1½ bowl sink unit with granite drainer and mixer tap. An extensive range of high and low level white cupboards and drawers. High level glazed china display cabinet. Rolling door conceals utensil cupboard. Polished granite worktops extending into window sill. Oval polished granite topped island with surrounding breakfast bar, cupboards and drawers beneath. Pop up power/USB unit, pendant light point above. Panasonic American style fridge freezer. Integrated Miele oven and grill and steam oven. Miele plate warming drawer. Tall larder style cupboards, Miele induction four zone hob, curved glass/stainless steel extractor above. Granite tiled floor with underfloor heating. Picture window to rear aspect. Half glazed stable door to rear terrace and garden. Down lighters. Coving. Hatch to boarded loft above. Half glazed door to entrance hall with door to outside. Internal door into double garage.
Study - Fourth Bedroom	Wide bay window with deep display sill to front aspect overlooking part of the landscaped gardens. Oak flooring. Pendant light point. Coving.
Conservatory	Tiled floor. Wall light. Door to front garden.
Bedroom Suite Three	(Generous double bedroom) Bay picture window with deep display sill to front aspect. Coving. Pendant light point. Frosted glass sliding pocket door conceals:
En Suite	White suite comprising pedestal wash hand basin with mixer tap, mirror fronted medical cabinet above. Low level WC. Large glass/tiled shower enclosure with mixer shower. Tiled floor. Part tiled walls. Tall chrome towel radiator. Down lighter. Extractor fan.
 <u>FIRST FLOOR</u>	
Central Landing	Pendant light point. Coving. Loft hatch. Deep cupboard housing lagged copper cylinder with fitted immersion and slatted shelving. Further deep cupboard with hanging rails. Doors to:
Principal Bedroom Suite	(Substantial double bedroom) Oriel window to side aspect overlooking carrier of the River Test and water meadows. Bedside wall lights. Air conditioning. Down lighters. Coving. Eaves storage. Wide opening into:
Upper Sitting / Dressing	(Large bright dual aspect room with stunning views out across the water meadows and surrounding countryside) Substantial picture window to rear aspect, further large window to side aspect. Down lighters. Coving. Frosted glass sliding pocket door conceals:
En Suite	White suite comprising pedestal wash hand basin, mixer tap, mirror fronted medical cabinet above. Low level WC. Bidet. Large glass/tiled shower enclosure with mixer shower. Tiled floor. Part tiled walls. Tall chrome tower radiator. Dormer window to rear aspect with far reaching views. Down lighters. Extractor fan.
Bedroom Suite Two	(Large double bedroom) Dormer picture window to rear aspect with far reaching views. Coving. Pendant light point. Frosted glass sliding pocket door into:
En Suite	White suite comprising P-shaped bath with mixer tap/handheld shower attachment, mixer shower above, tiled splashback, curved glass shower screen. Pedestal wash hand basin with mixer tap. Mirror fronted medical cabinet above. Low level WC. Tiled floor. Part tiled walls. Eaves storage cupboards. Velux window to front aspect. Down lighters. Extractor fan.

OUTSIDE

Front	The property is situated at the far end of Trafalgar Way with no passing traffic. Tarmac approach onto wide gravelled drive. Trellis and shrubs to the boundary.
Double Garage	Wide electric switch operated up and over door to front. Built-in utility area to rear with water softener, roll top work surface, stainless steel sink, cupboards and shelves. Obscure glazed window. Fluorescent strip lights. Power points. Electric boiler, meters and fuse boxes.
Front Garden	Level and attractively landscaped. Side boundary borders the carrier of the River Test. Crazy paved path bordered with heather and lavender. Level lawn. Deep well stocked border full of spring bulbs, snowdrops, hellebores, plants, shrubs and specimen trees. Shed. Wrought iron railing with central gate and path leading round to:
Rear Garden	(South facing with open views) Generous paved terrace mainly beneath the pergola with old climbing roses opening onto shaped level lawn surrounded by well stocked herbaceous borders. Line of tall bamboo to side boundary providing a screen. Rear boundary is enclosed by post and wire fencing affording open views over the water meadows. Octagonal greenhouse. Wildlife pond with surrounding rockery and pumped waterfall and filter system.
Services	Mains water, electricity and drainage.
Directions	SO20 6ET
Council Tax Band	G

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

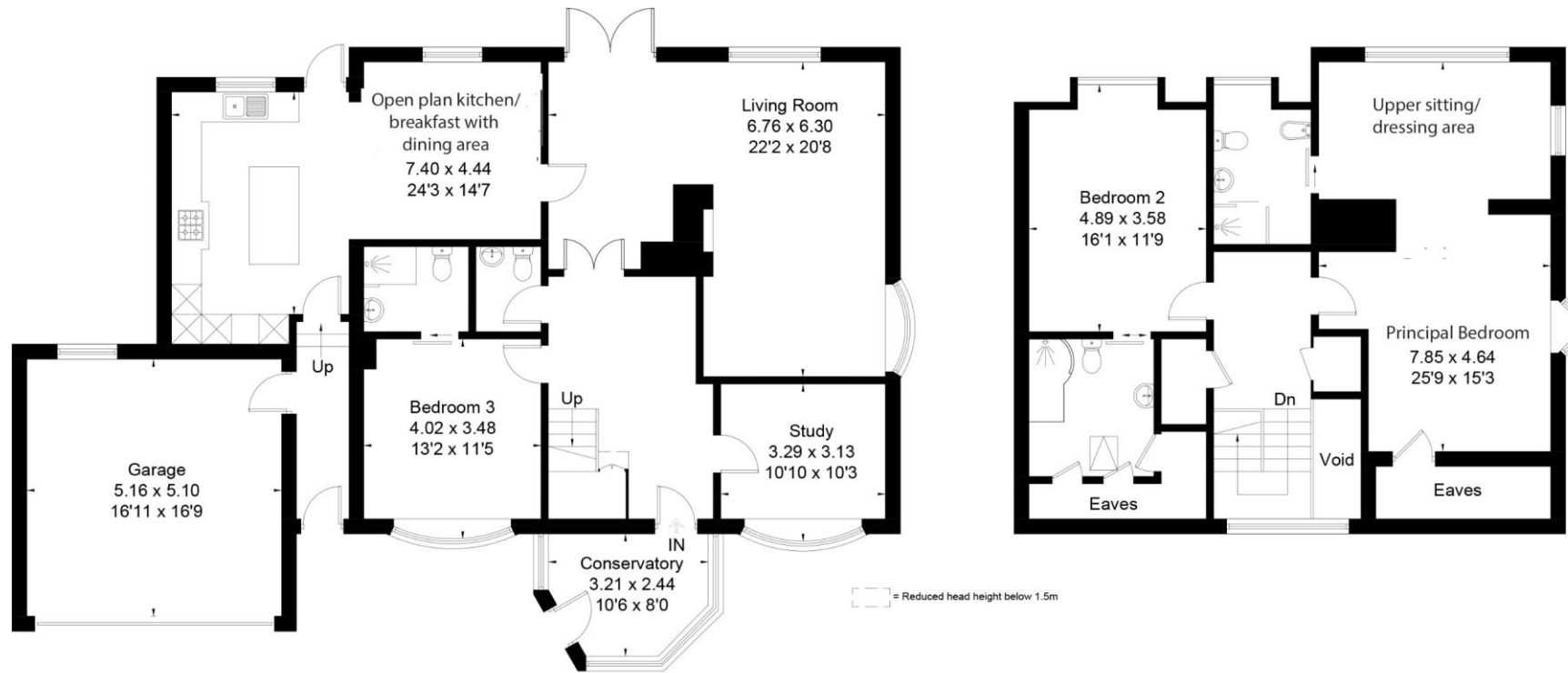
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Approximate Floor Area = 235.3 sq m / 2533 sq ft (Including Garage / Excluding Void)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #64470

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	60
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	