



BIRCHWOOD, COW DROVE HILL
KINGS SOMBORNE, STOCKBRIDGE

EVANS & PARTRIDGE















BIRCHWOOD, COW DROVE HILL, KINGS SOMBORNE, STOCKBRIDGE, HAMPSHIRE, SO20 6PJ

A BEAUTIFULLY PRESENTED DETACHED MODERN COTTAGE STYLE HOUSE WITH FOUR DOUBLE BEDROOMS AND EXCELLENT OPEN PLAN LIVING IN AN ELEVATED SITUATION ON THE EDGE OF THE VILLAGE WITHIN EASY DRIVE OF STOCKBRIDGE AND WINCHESTER

**PORCH, ENTRANCE HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, STUDY
KITCHEN / BREAKFAST ROOM, UTILITY ROOM, WORK ROOM / GYM, GARAGE
SPACIOUS PRINCIPAL BEDROOM WITH EN SUITE BATHROOM AND WALK-IN WARDROBE, THREE FURTHER DOUBLE
BEDROOMS WITH BUILT-IN STORAGE, FAMILY BATHROOM
DRIVEWAY PARKING
WELL ENCLOSED REAR GARDEN WITH SIDE ACCESS**

OFFERS INVITED AROUND: £750,000 Freehold

DESCRIPTION

An attractive modern cottage style house constructed of brick elevations with decorative dentiles under the eaves all beneath a tiled roof. The beautifully presented and characterful accommodation with an abundance of natural light comprises an entrance hall with cloakroom, large dual aspect living room with fireplace and log burning stove, spacious open plan triple aspect kitchen/breakfast room with adjoining dining area, separate study and utility. An integral garage has been divided into two areas - a practical bike and store to the front behind oak double doors and an internal work room/gym. The first floor features an excellent principal bedroom suite comprising large double bedroom with luxury en suite, entrance hall and walk-in wardrobe. There are three further double bedrooms with built-in storage and a family bathroom. The property occupies a compact and easy to maintain plot. The front is well screened, laid to gravel and ideal for parking. The rear well enclosed level garden with side access via lockable gate comprises the main lawn, sitting areas and Wendy House with deck.

LOCATION

The property is situated on the edge of the popular village of King's Somborne neighbouring farmland and popular walking and cycling routes (the Clarendon Way on doorstep - steps to the path are next door to the house, and easy access to the Test Way) 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, restaurants/coffee bars, churches, a doctors' surgery, primary and secondary schools. The abbey town of Romsey is approximately seven miles to the south. Winchester is within a twenty minute drive with mainline railway station to Waterloo in just under an hour. Salisbury and Andover are both within a half hour drive. There are also excellent road links to London and the West Country via the M3 and A303, also to the South Coast.

ACCOMMODATION

Porch	Tiled on exposed pegged oak frame on brick plinths. Brick flooring. Overhead lantern style light. Oak panelled door with high glazed panel into:
Entrance Hall	Stairs rising to first floor. Coir mat at threshold. Pendant light point.

Cloakroom	White suite comprising wash hand basin, side mixer tap, travertine tiled splashback, cupboard beneath. WC. Travertine tiled flooring. Low door into under stairs storage. Pendant light.
Living Room	(A substantial dual aspect reception room) Glazed double doors opening onto the rear garden. Wide picture window onto front aspect. Fireplace housing rolled steel log burning stove on raised slate hearth. Rustic oak display sill above. Ceiling and wall light points. Door to utility. Open arch into:
Kitchen / Breakfast Room	Ceramic Belfast sink unit with mixer tap and drainer to one side. Solid oak block work surfaces with metro tiled splashbacks. Peninsular breakfast bar with open fronted shelving and basket storage concealed beneath. A range of cream high and low level cupboards and drawers, incorporating high level wine rack, pull out larder and deep shelved pantry cupboards. Double oven with grill, four ring gas hob above. Stainless steel extractor/light over. Integrated fridge and freezer. Integrated dishwasher. Concealed Grant oil fired boiler. Oak flooring. Ceiling spotlights. Window overlooking the rear garden. Oak/glazed stable style door into rear garden. Full width opening into:
Dining Room	(Dual aspect) Space for large family/entertaining table. Wide picture window to front aspect. Further window to side aspect. Oak flooring. High cupboard housing fuse box and meter. Pendant light point.
Utility Room	Solid oak block work surface with metro tiled splashback, rustic shelving above, inset Belfast sink, cupboard beneath, recess and plumbing for washing machine. Sandstone tiled floor. Oak/glazed stable door to rear garden. LED down lighters. Door to work room. Curtain screens opening into:
Study	Features deep bay window with pegged oak frame. Triple aspect glazing. Built-in oak desk. Sandstone flooring. Feature map to one wall. LED down lighters.
Work Room / Gym	(Forms the rear of the integral garage) Plaster boarded and insulated. Fluorescent strip lighting. Some exposed brick work. High level cupboards. Under floor storage. Oak door into:
Garage	Front section of garage/bike and tool store. Concrete flooring. Plastered walls. Ledged and braced solid oak barn style doors to driveway. Fluorescent strip lights. High cupboards. Shelving. LED down lighters.
Principal Bedroom Suite	HALLWAY: Opening and step down into bedroom. LED down lighters. Door into long walk-in wardrobe with LED down lighter. Velux window. Comprehensive hanging and box shelving to either side and to end under eaves. BEDROOM: (Substantial double bed/sitting room) Vaulted ceiling and large Velux window to side aspect. Dormer window to front aspect with views to either side toward farmland and countryside. High ceiling with pendant light point. Space for large bedroom furniture. Curved seat with storage beneath. Twin sliding pine drawers reveal generous luxury en suite bathroom. White suite featuring contemporary four claw free standing bath with central raised mixer tap/handheld shower attachment. Pedestal wash hand basin with shaver socket to one side. WC. Glass door into large metro tiled enclosure with rain water head and bottle recess. Limed exposed floorboards. Two Velux windows to rear aspect. LED down lighters.
Bedroom Two	(Double bedroom) Dormer window to front aspect with built-in window seat storage beneath. Further built-in cupboards and eaves storage. Pendant light point.
Bedroom Three	(Dual aspect double bedroom) Dormer window to front aspect. Further window to gable end with views over farmland. Window seat with book shelving beneath. Built-in wardrobes and eaves storage cupboards. Pendant light point.

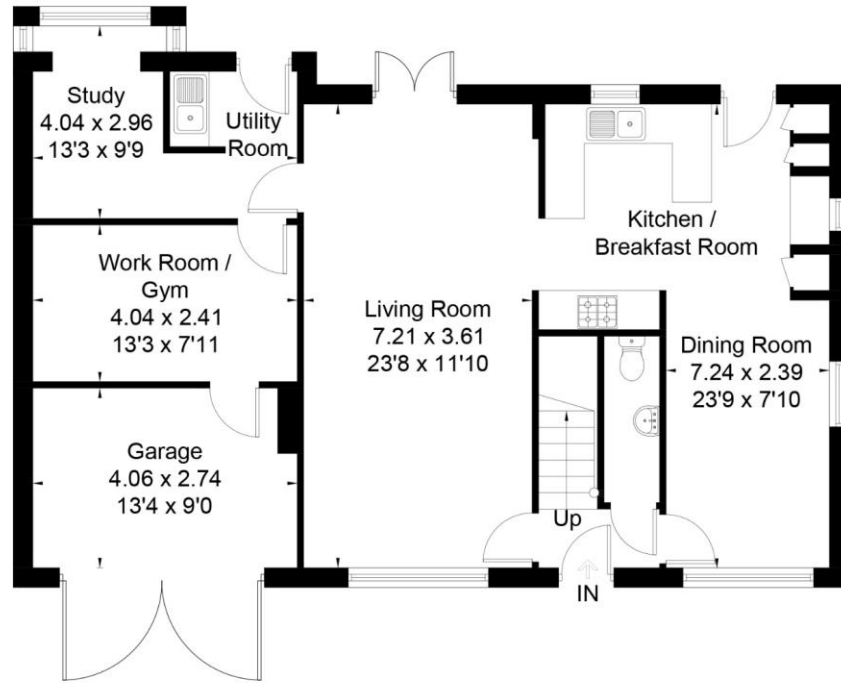
Bedroom Four	(L-shaped double bedroom) Window to side aspect overlooking farmland. Built-in double wardrobe with open fronted shelving to one side. Wall extending into the eaves. Pendant light point.
Family Bathroom	White suite comprising raised square wash hand basin on oak sill with mixer tap, metro tiled surround, shaver socket and shelf beneath. Low level WC. Panelled bath with central mixer tap, retractable handheld shower and overhead shower to one end with glass shower screen. Fully tiled surround. Travertine tiled flooring. Velux light to rear aspect. Window to rear aspect. Ceiling light point.
<u>OUTSIDE</u>	
Front	Splayed access with cobblestone apron onto generous full width gravel driveway providing parking. Beech hedging screens the front boundary. Specimen tree. Side boundaries screened by fencing and curved brick retaining wall. Access to front entrance porch and garage doors. External sensor lighting. Wisteria trained above the dining room window. Gravel/paved path gives access round to:
Rear Garden	Level lawn with paved sections outside the doors. Corner decked area beneath beech tree. Attractive flint retaining wall and raised herbaceous border full of spring bulbs and shrubs. Screened oil tank and calor gas cylinders. Curved brick corner feature. Staircase rising to children's play deck built around a silver birch tree with decked area to front overlooking garden and rear of the house. Side access gate.
Services	Mains electricity, water and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SO20 6PJ
Council Tax Band	F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
Tel. 01264 810702
www.evansandpartridge.co.uk

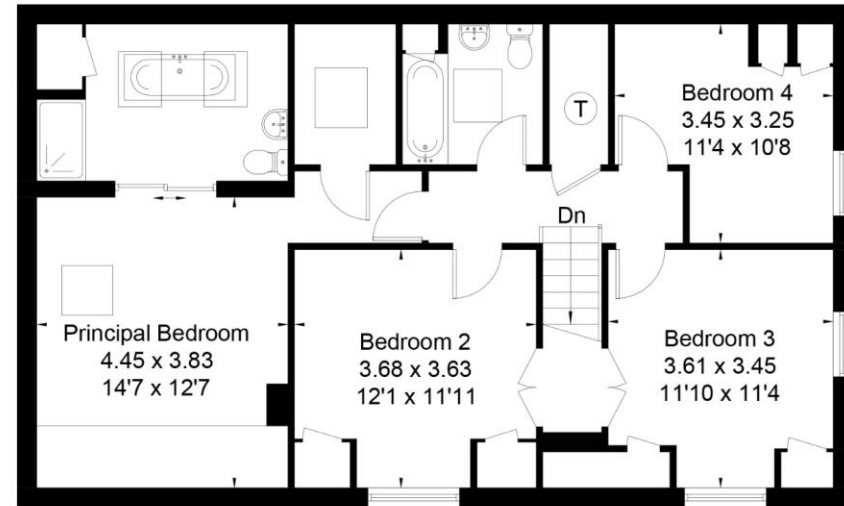
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Approximate Floor Area = 179.2 sq m / 1929 sq ft



Ground Floor



First Floor



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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		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>		77	55
<small>EU Directive 2002/91/EC</small>			