



15 LONGSTOCK

LONGSTOCK, STOCKBRIDGE, HAMPSHIRE

EVANS & PARTRIDGE











15 LONGSTOCK, LONGSTOCK, STOCKBRIDGE, HAMPSHIRE, SO20 6EB

A CHARMING SEMI-DETACHED COTTAGE WITH WELL PRESENTED, COMPLETELY MODERNISED ACCOMMODATION AND FEATURING A BEAUTIFULLY LANDSCAPED LARGE MATURE GARDEN SITUATED ON THE EDGE OF THIS HIGHLY SOUGHT-AFTER TEST VALLEY VILLAGE.

**COMPLETELY MODERNISED AND WELL PRESENTED
TWO RECEPTION ROOMS - TWO DOUBLE BEDROOMS - SHOWER ROOM
WELL APPOINTED KITCHEN WITH ADJOINING BREAKFAST AREA
LARGE INTERESTING MATURE GARDEN WITH PRIVACY
QUIET SETTING - GREAT PUB/RESTAURANT AND WALKS**

OFFERS INVITED AROUND: £425,000 Freehold

DESCRIPTION

A beautiful semi-detached Grade II Listed period cottage that has been tastefully modernised in recent years by the present owners. The accommodation comprises dining hall, dual aspect sitting room with fireplace, well appointed kitchen with a compact adjoining breakfast room. To the first floor there are two bedrooms. Off a low half landing a latch door conceals a well appointed shower room. The property has the benefit of an off-road parking area as well as large beautifully landscaped, well stocked mature gardens including an upper vegetable garden overlooking farmland.

LOCATION

The property is situated toward the far end of Longstock, which is home to the renowned Longstock Water Gardens (with its nursery and new farm shop) has a public house with notable restaurant, church and village hall, and is surrounded by miles of riverside, country walks and close to Danebury Iron Age Fort. Stockbridge, traversed by the River Test, offers a variety of shops, a Post Office, hotels and public houses, tea rooms (one of which is named after Lillie Langtry), churches, a doctors surgery and primary and secondary schools. It is also home to the Houghton Fishing Club, renowned worldwide as one of the oldest clubs in England, which was founded in 1882. The cathedral cities of Winchester and Salisbury 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

ACCOMMODATION

Side Entrance Porch

Constructed of timber frame and glazed elevations beneath a tiled roof all standing on brick plinth. Quarry tiled floor. Overhead light. Stable style door with high level bulls eye glazed panel leading into:

- Kitchen** (Well appointed and presented) Ceramic sink with mixer tap and drainer. Polished quartz work surfaces. T & G styled splashbacks. A range of navy coloured low level drawers. Integrated under counter fridge and slimline dishwasher. Deep cupboard beneath sink. Under counter Bosch oven and grill. Four ring Bosch hob. Limed effect oak flooring. Ceiling lights. Window to side aspect. Extractor fan. Space for sideboard. Latch door to boiler room housing oil fired boiler on quarry tiled base. Shelving, coat hooks and light.
- Breakfast Room** (Compact) Window to rear aspect overlooking the main garden. Space for small breakfast table. Fuse box. LED down lighters. Ledged and brace latched door into:
- Sitting Room** (Dual aspect) A good sized principal reception room. Two windows to side aspect. Further window to front aspect. Limed oak effect flooring. Open brick fireplace with ceramic tiled hearth. LED down lighters. Wide opening with exposed chamfered timbers to either side into:
- Dining Hall** Space for dining table and dresser. Limed oak effect flooring. Window to front aspect. Part obscure glazed panel door to front garden and lane. LED down lighter. Deep alcove beneath stairwell. Staircase with half landing rising to the first floor.
- Shower Room** (Accessed off half landing). White suite comprising pedestal wash hand basin. WC. Glass door into tiled shower enclosure. Limed oak tiled floor, mainly metro tiled walls, high and low windows to rear aspect. LED down lighters. Extractor fan. Towel radiator.

FIRST FLOOR

- Landing** Pendant light point. Loft hatch. Deep walk-in cupboard housing pressurised hot water cylinder. Slatted shelving and double cupboard extending under the eaves. Light.
- Bedroom One** (Long dual aspect double bedroom) Diamond leaded window to front aspect. Further window to gable end. White washed exposed purlin and beams. Space for double bed and separate dressing area. Ceiling light point.
- Bedroom Two** (Compact double bedroom) White washed exposed purlin and rafters. Window to side aspect. Ceiling lights.

OUTSIDE

- Front** Steps rise from the village lane to front entrance where there is a lantern style light. Wide beautifully stocked herbaceous border extends to the front of the property with roses trained to the facade. Picket gate beside brick buttress opens into:
- Side Garden** (Beautifully landscaped) Sandstone terraced area for entertaining beside the porch. Sloping lawns and well stocked herbaceous borders. Mature sycamore tree. Lower gravel and decked terrace area. The boundaries are all well enclosed by mixed hedging and photinia bushes. Gate to:
- Parking** Gravel parking area for two vehicles enclosed by post and rail fencing. Gated access via right of way from lane.
- Rear Garden** Gently sloping lawn rising to the rear boundary. Three garden sheds, one with rosemary bushes to front. Deep herbaceous border with mature trees to one side. To the rear of the top shed there is an upper garden area with raised vegetable beds overlooking farmland to the rear.

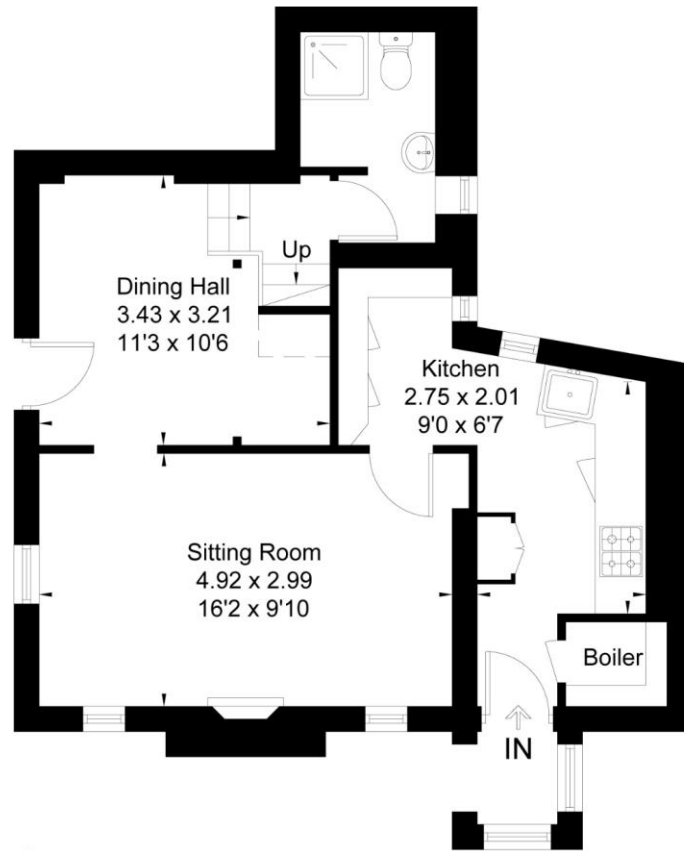
Services	Mains electricity, water and drainage. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SO20 6EB
Council Tax Band	E

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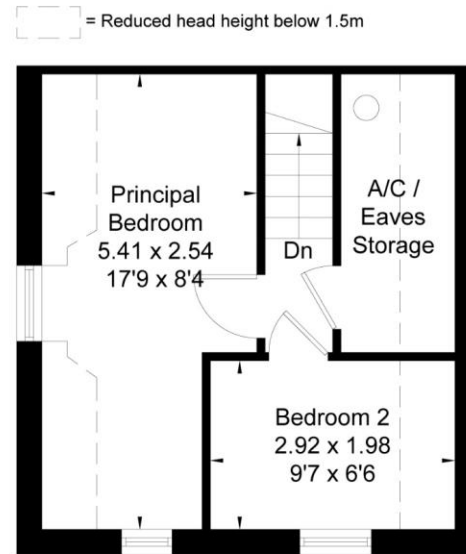
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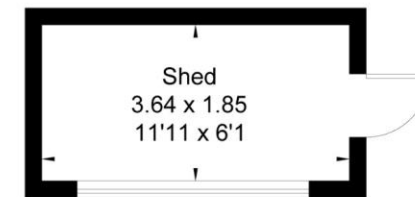
Approximate Floor Area = 70.3 sq m / 757 sq ft



Ground Floor



First Floor



Outbuilding
(Not Shown In Actual
Location / Orientation)



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Energy Efficiency Rating		Current	Potential
100	A		
81-100	B		
62-80	C		78
43-61	D	61	
23-42	E		
9-22	F		
1-8	G		

Net energy efficient - lower running costs

Net energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC