



**EVANS & PARTRIDGE**

**1 THE MOUNT, OLD LONDON ROAD  
STOCKBRIDGE, HAMPSHIRE**











# 1 THE MOUNT, OLD LONDON ROAD, STOCKBRIDGE, HAMPSHIRE, SO20 6EL

**AN EXTENDED AND BEAUTIFULLY PRESENTED SEMI DETACHED FOUR BEDROOM FAMILY HOUSE WITH OFF ROAD PARKING, GARAGE AND OPEN VIEWS TOWARDS FARMLAND AND COUNTRYSIDE SITUATED ON THE EDGE OF STOCKBRIDGE WITHIN SHORT LEVEL WALKING DISTANCE OF THE HIGH STREET**

**ELEVATED POSITION AND COUNTRY VIEWS  
WALKING DISTANCE TO STOCKBIRDGE HIGH STREET  
RECENTLY EXTENDED AND MODERNISED  
OPEN PLAN LIVING - KITCHEN BREAKFAST  
LARGE PRINCIPAL BEDROOM SUITE  
OFF-ROAD PARKING AND GARAGE**

**OFFERS INVITED AROUND: £700,000 Freehold**

## **DESCRIPTION**

A recently extended and completely modernised semi-detached house, built in 1928 and constructed of brick elevations beneath a tiled roof. The beautifully presented and tastefully appointed accommodation comprises an entrance porch and reception hall, sitting room with log burner and bay window, open plan triple aspect living/dining room linked to a well-appointed kitchen/breakfast room/ There is also a spacious utility/boot room and shower room with WC on the ground floor. To the first floor there is an excellent large principal bedroom with large en suite, three further bedrooms and family bathroom. All of the front facing rooms look out toward farmland and countryside which is enhanced by the elevated position. Outside the property has off-road parking and a garage, front and rear gardens and patio/terrace seating areas to the front and rear of the house. The salient feature of this property is being able to walk into Stockbridge in a few minutes whilst living away from the busy High Street, in addition to the off road parking and garage there is generally plenty of unrestricted extra parking outside on London Road if entertaining.

## **LOCATION**

The property is situated on the edge of the town within a short level walk of the High Street and all local amenities, including the Test Way. Stockbridge offers a variety of shops, a Post Office, hotels and public houses, tea rooms/restaurants, churches, a doctors' surgery and primary and secondary schools. The cathedral cities of Salisbury and Winchester 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 (about ten minutes' drive) with fast trains to Waterloo. There is also an excellent choice of private schools in the area: Farleigh, Cheam, St Gabriel's, Winchester College, St Swithun's and Pilgrims as well as Peter Symonds College in Winchester.

## **ACCOMMODATION**

### **Entrance Porch**

Quarry tiled floor. Part obscure glazed panelled door into:

<b>Reception Hall</b>	Turning staircase with half landing rising to first floor. Understairs cupboard. Quarry tiled floor. Picture rail. Wall light point. Doors to:
<b>Sitting Room</b>	Open fireplace with cast iron log burning stove on oak edged tiled hearth with oak mantel over. Recess to either side of chimney breast. Picture rail. Wall light points. Triple aspect bay window to front aspect with elevated views towards farmland and countryside. Opening into:
<b>Living / Dining Room</b>	(Spacious triple aspect) Window to front aspect with far reaching country views. Window to side aspect. Folding glazed door onto rear terrace. Oak effect flooring. LED down lighters. Opening into:
<b>Kitchen / Breakfast Room</b>	(Well appointed) Stone effect work surfaces and breakfast bar with cupboards beneath and pendant lights above. Metro tiled splash backs. Range of high and low level cupboards and drawers and full height larder and pantry cupboards. Ceramic Belfast style sink unit with drainer and mixer tap. Eye level integrated oven. Four ring ceramic hob with extract5 good above. Integrated dishwasher. Recycling area. Oak effect flooring. LED down lighters. Window to rear aspect. Shelving supports by cast iron brackets. Panel door to:
<b>Large Utility / Boot Room</b>	Stone effect work surface. Recess and plumbing for washing machine and space for dryer, cupboard. Dresser style unit with central space for American style fridge/freezer. Sheila Maid. Coat hook. Oak effect flooring. LED down lighters. Glazed double doors onto rear terrace. Door into:
<b>Shower Room</b>	White suite comprising wash hand basin with mixer tap, metro tiled splash back, drawers beneath. Low level WC. Corner shower enclosure. Chrome towel radiator. Oak effect flooring. Obscured glazed window. High profile ceiling with LED down lighters and extractor fan.

## **FIRST FLOOR**

<b>Central Landing</b>	Cupboard with meter/fuse box. Picture rail. Loft hatch. Two pendant light points. Doors to:
<b>Principal Bedroom</b>	(Large double bedroom) Window to front aspect with far reaching views down the Test Valley. Window to side aspect. Exposed purlin. LED down lighters. Built-in wardrobes. Panel door into:
<b>Large En Suite Bathroom</b>	(Well appointed) White suite comprising wash hand basin, drawers beneath, mixer tap, metro tiled splash back and mirror above. Low level WC. Walk-in shower with frameless glass screen. Chrome towel radiator. Obscure glazed window. LED down lighters. Exposed purlin. Oak effect flooring. Extractor fan.
<b>Bedroom Two</b>	(Large double bedroom) Feature triple aspect bay window to front aspect with views towards farmland and countryside. Wardrobe with sliding doors to one wall. Pendant light point. Picture rail.
<b>Bedroom Three</b>	Window overlooking rear garden. Picture rail. Pendant light point.

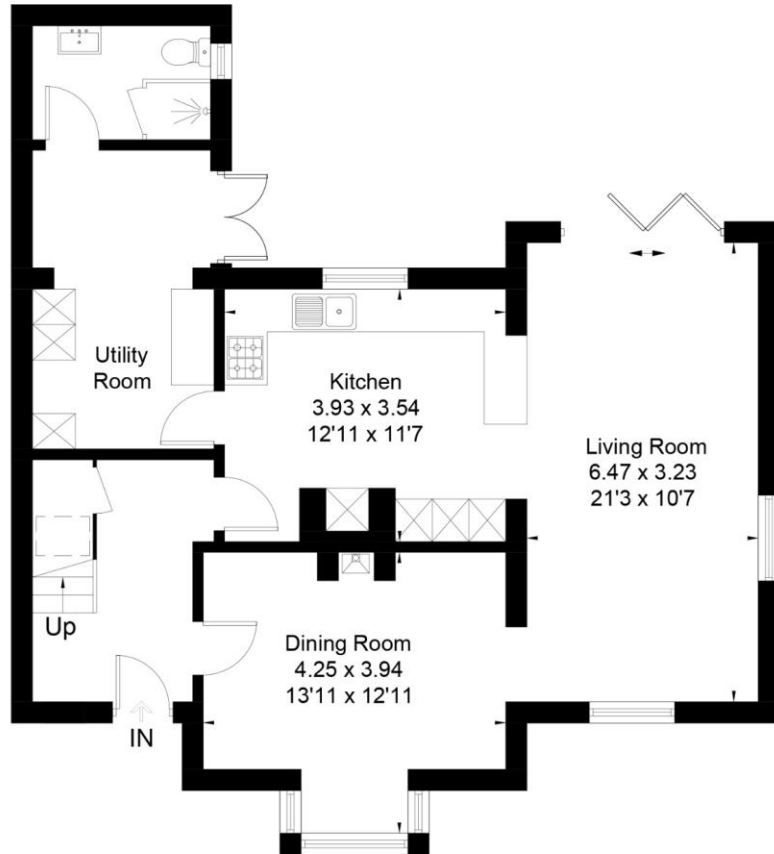
<b>Bedroom Four</b>	Window to rear aspect. Picture rail. Pendant light point.
<b>Family Bathroom</b>	White suite comprising panelled bath with metro tiled splash back, pedestal wash hand basin and low level WC. T&G part panelled walls. Shaver socket. Wall light. Obscure glazed window. Chrome towel radiator. Oak effect flooring. LED down lighter. Extractor fan.
<b><u>OUTSIDE</u></b>	
<b>Front Area</b>	Wide access off road onto tarmacadam drive providing parking. Brick capped retaining walls to either side. Up and over door into single garage. Steps rise to front entrance porch. The front garden comprises a sandstone terrace at the front of the property from where country views are enjoyed. Lawned area with hedging to boundary. Lavender and shrubs. Colourful bank of daffodils, flowers and shrubs and exposed flint retaining wall to the front. Path at side leading to rear garden. Oil tank.
<b>Rear Garden</b>	Generous sandstone terrace enclosed and sheltered by high brick retaining walls. External power points. External boiler. Outside tap. Staircase rising to garden area which is well enclosed by hedging, laid to grass and slopes up to the rear boundary.
<b>Services</b>	Mains water, electricity and drainage. Oil fired boiler for central heating and hot water. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
<b>Directions</b>	SO20 6EL
<b>Council Tax Band</b>	E

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
**Tel. 01264 810702**  
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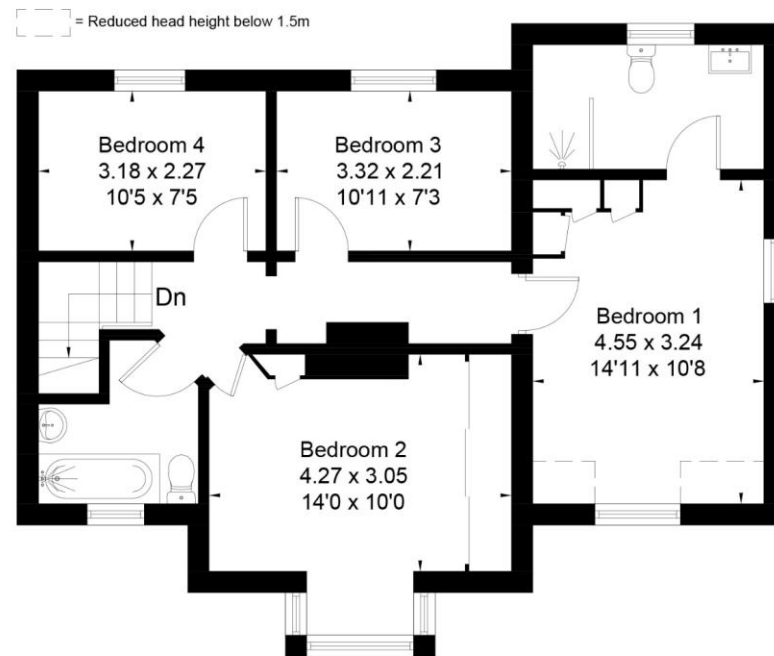
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**Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 143.0 sq m / 1539 sq ft



Ground Floor



First Floor



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 #66379

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
95-111	B		
80-95	C		
65-80	D		
50-65	E	56	
35-50	F		
2-35	G		70
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	