



EVANS & PARTRIDGE

**1 DIAMOND COTTAGES, NUTCHERS DROVE
KINGS SOMBORNE, STOCKBRIDGE**







1 DIAMOND COTTAGES, NUTCHERS DROVE, KINGS SOMBORNE, HAMPSHIRE, SO20 6PB

AN END OF TERRACE PERIOD COTTAGE SITUATED WITHIN A QUIET CLOSE FEATURING A LARGE DOUBLE RECEPTION ROOM WITH FIREPLACE, GOOD OFF-ROAD PARKING AND A GENEROUS CORNER PLOT POSITION

**SPACIOUS DOUBLE RECEPTION ROOM
BRICK FIREPLACE AND LOG-BURNING STOVE
KITCHEN WITH QUARRY TILED FLOOR
DOUBLE BEDROOM AND FIRST FLOOR BATHROOM
CORNER PLOT - OFF ROAD PARKING - ENCLOSED GARDEN
FIBRE BROADBAND**

OFFERS INVITED AROUND: £290,000 Freehold

DESCRIPTION

An end of terrace Grade II Listed period cottage (one of just four) attractively constructed of cob elevations with exposed flint plinths beneath a slate roof. The well presented accommodation comprises a spacious dual aspect double reception room with brick fireplace and log burning stove to one end. Oak flooring throughout. Separate kitchen with oak fronted units and quarry tiled flooring. To the first floor there is a landing, a good size double bedroom and modern bathroom. The property benefits from a corner position with front, rear and side garden areas. There is off-road parking for two vehicles but this could potentially be extended to accommodate further vehicles, if required.

LOCATION

The property is situated in a quiet Close within 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 three minutes away to north and offers a variety of shops, Post Office, hotels and public houses, coffee shops/restaurants, churches, a doctors' surgery, primary and secondary schools. The abbey town of Romsey is approximately seven miles to the south, and the cathedral cities of Salisbury and Winchester are both within a half hour drive. There are also excellent road links to London and the West Country via the M3 and A303 and also to the South Coast.

ACCOMMODATION

Porch	Slate roof on chamfered supports. Paved floor. Lantern style light. Hardwood panel door with bullseye panel leading into:
Sitting / Dining Room	(Spacious dual aspect double reception room) Sitting Area: Open brick fireplace housing rolled steel log burning stove on oak edged quarry tiled hearth, oak beam over. Recess to either side of chimney breast, one with low level media shelf. Windows to front and rear aspects. Oak flooring and skirting boards. Wall light points. Dining Area: Ample space for table. Open arch with display sill to kitchen. Oak flooring and skirting boards. Wall light point. Turning staircase with chamfered oak balustrade rising to first floor. Understairs cupboard with coat hooks, light, shelving and meter/fuse box. Timber clad recess beneath lower stairs. Latch door into:

Kitchen Beech block work surfaces with ceramic tiled splash back. Sink with mixer tap and drainer. Range of oak fronted high and low level fronted cupboards, drawers and corner shelving. Under-counter Belling double oven with grill, four ring ceramic hob above, extractor hood over. Recess for under-counter fridge. Space and plumbing for dishwasher/washing machine. Window to rear aspect. Part glazed door to rear patio and garden. Utensil rail and hooks. Quarry tiled floor. Dimplex plinth heater. Spot lights. Shelf.

FIRST FLOOR

Bedroom (Large double bedroom) Window to front aspect. Pendant light point.

Bathroom White suite comprising wash hand basin with mixer tap set in roll top sill with tiled splash back, shaver socket, mirror/cabinet above with lighting and cupboard beneath. Low level WC with concealed cistern. Panelled bath with tiled surround and glass screen, mixer tap and wall mounted power shower. Limed oak effect flooring. Chrome towel radiator. Loft hatch. Obscure glazed window to rear aspect. Extractor fan.

OUTSIDE

Front Brick edged opening off Drove. Long tarmac driveway with space to park two vehicles end-to-end. Wide lawn areas to either side providing garden area or extended parking if required. Gently sloping lawn to front of property with herbaceous borders to either side of porch. This good size front and side garden is screened by fencing and yew hedging to the side boundary. Timber gate gives access into:

Rear Garden (Generously proportioned) Paved patio area and path. Outside tap. Laid to lawn and well enclosed on all boundaries with fencing and hedging. Timber shed with double doors to end and windows to side. Power and light.

Services Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.

Directions SO20 6PB

Council Tax Band D

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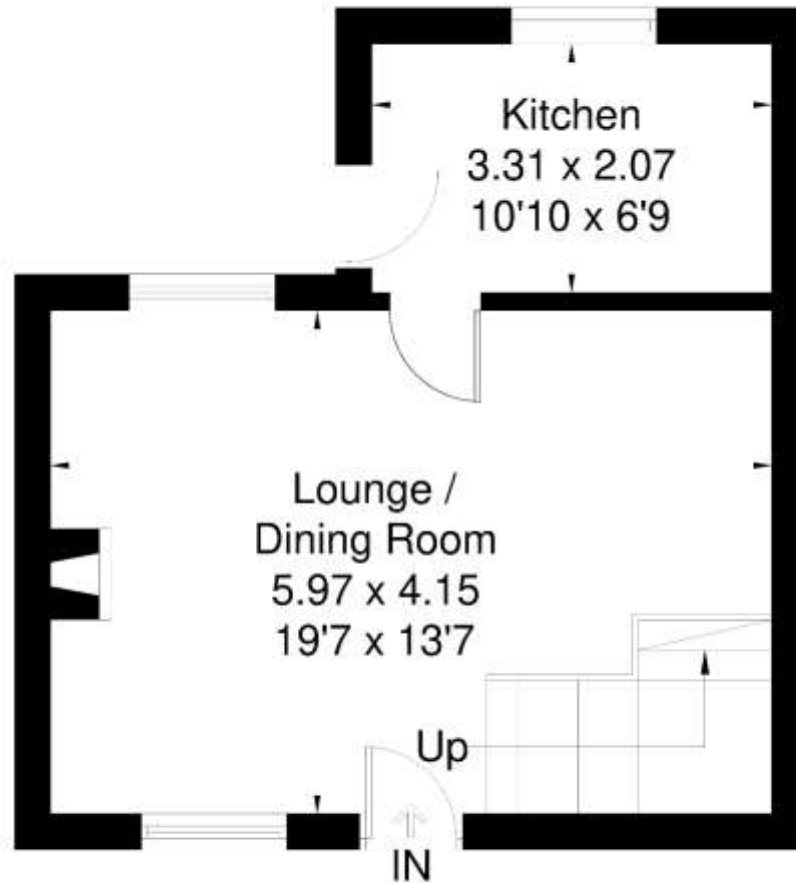
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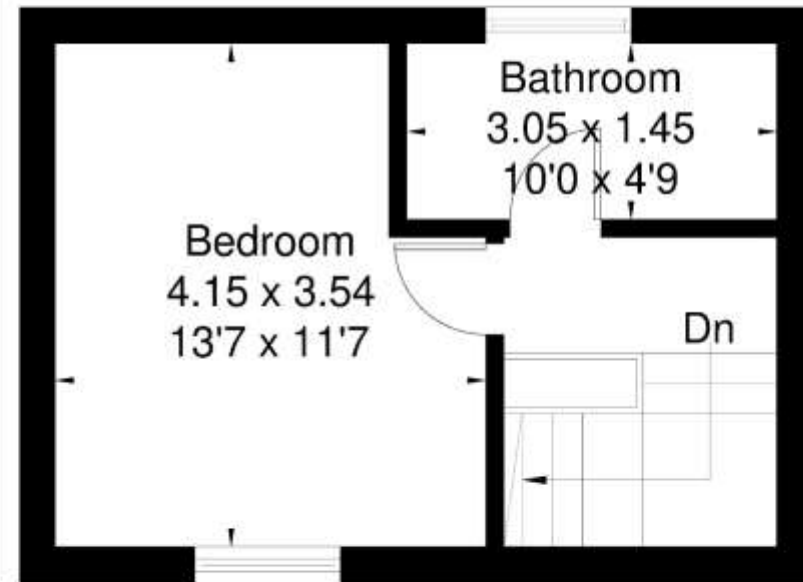
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Approximate Floor Area = 56.6 sq m / 609 sq ft



Ground Floor



First Floor



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