

**POND COTTAGE, WINCHESTER ROAD
KINGS SOMBORNE, STOCKBRIDGE**



EVANS & PARTRIDGE







POND COTTAGE, WINCHESTER ROAD, KINGS SOMBORNE, STOCKBRIDGE, SO20 6NZ

A SURPRISINGLY SPACIOUS SEMI-DETACHED HOUSE WITH 3 RECEPTION AND 3 DOUBLE BEDROOMS SET WELL BACK FROM THE LANE WITH A SECLUDED REAR GARDEN CLOSE TO THE HEART OF THIS POPULAR VILLAGE AND WITHIN A QUICK DRIVE OF STOCKBRIDGE AND WINCHESTER.

**SET WELL BACK FROM THE LANE
SECLUDED AND MANAGABLE REAR GARDEN
OFF ROAD PARKING AND GARAGE
RECEPTION HALL AND CLOAKROOM
SITTING ROOM WITH LOG BURNER
DINING ROOM, KITCHEN, CONSERVATORY
3 DOUBLE BEDROOMS, EN-SUITE, BATHROOM**

OFFERS INVITED AROUND: £500,000 Freehold

DESCRIPTION

A semi-detached modern cottage style house built by Berkeley Homes. The spacious accommodation includes a reception hall and cloakroom, living room with log burning stove, large dining room and conservatory. The modern kitchen is located beside the dining room and there is scope to create an open plan kitchen area here if preferred. On the first floor there is a central landing, three large bedrooms one with en-suite and a family bathroom. The property is set back from the lane over a bridge crossing a winterbourne. There is off-road parking to the front. A garage to the side and secluded rear garden.

LOCATION

The 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 five minutes away to north, 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

Entrance	Brick edged path leads to wide tile covered entrance porch on exposed posts standing on tile capped brick plinths. Composite door with high level obscured glazed panel leading into:
Reception Hall	Staircase with balustrade to side rising to first floor. Low doors to understairs storage. Door to cloakroom also beneath stairs. Decorative ceiling coving, pendant light point. Fuse box. Doors to living room, dining room and kitchen.
Cloakroom	White suite comprising wall hung basin with tiled splashback and mixer tap. Low-level WC. Ceiling light. Extractor fan.
Living Room	Picture window to front aspect. Open fireplace housing log burning stove on raised limestone hearth. Deep recesses to either side of chimney breast. Decorative coving.
Dining Room	A spacious reception room. Central pendant light point. Detailed ceiling coving. Oak effect flooring. Space for large table, dresser and side board. UPVC/glazed double doors into:
Conservatory/Garden Room	UPVC double glazed elevations beneath a double glazed profile roof, all standing on low brick plinths. Oak effect flooring. Wall light points. Power points. Central glazed double doors opening onto the rear garden and views over the rear garden.

Kitchen	Stainless steel 1½ bowl sink unit with mixer tap and drainer. Quartz effect work surfaces with tiled splashback. A range of high and low-level cupboards and drawers. Integrated fridge and freezer. Dishwasher. Under counter oven and grill, four ring ceramic hob above with glass splashback. Oak effect flooring. Downlighters. Windows to side and rear aspect with views through conservatory to garden. Coving.
<u>First Floor</u>	
Central Landing	Balustrade continues overlooking stairwell. Hatch to loft, boarded for storage with light. Coving. Pendant light point. Airing cupboard housing pressurised hot water cylinder with expansion tank and slatted shelving above. Further panel doors to:
Principal Bedroom	Large double bedroom. Picture window to the front aspect overlooking the parking area and stream. Coving. Ceiling light point. Built-in double wardrobe cupboard and door to:
En-Suite Shower Room	White suite. Corner pedestal wash hand basin with mixer tap. Low-level WC. Corner curved glass/tiled enclosure with mixer shower. Tiled flooring. Part tiled walls. Shaver socket. Obscured glazed window. Downlighters. Extractor fan.
Bedroom 2	Large double bedroom. Window overlooking the rear garden. Coving. Central ceiling light point. Built-in double wardrobe.
Bedroom 3	Currently with bunk beds and comprehensive storage along one wall. Dormer window overlooking the rear garden. Ceiling light point. Coving.
Family Bathroom	White suite. Double ended bath with central tap, fully tiled surround and wall-mounted mixer shower to one end. Wash hand basin with double cupboard beneath, mixer tap, mirror and shaver socket above. Low-level WC with concealed cistern. Tiled flooring. Half tiled walls. Downlighters. Coving. Extractor fan. Obscured glazed window. Towel radiator.
<u>Outside</u>	
Approach and Parking	Access off Winchester Road onto a long tarmac and gravel driveway for the use of the property and its immediate neighbour only. Gravelled area widens to the front of the house and attached single garage providing parking. Small lawn. Topiary bushes, shrubs and tree. The front boundary overlooks the winterbourne/stream.
Garage	Attached to the side of the house. Up and over door to front. Light and power connected. Personal door to rear.
Rear Garden	The rear garden is attractive, secluded and fairly low maintenance. Level central lawn with overhanging flowering cherry and lilacs. Herbaceous borders. Laurel to the rear boundary. Laurel and fencing to side boundaries. In the rear corner there is a timber garden shed for storage. Oil tank screened by fencing with trellis above.
Services	Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6NZ
Council Tax Band	D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

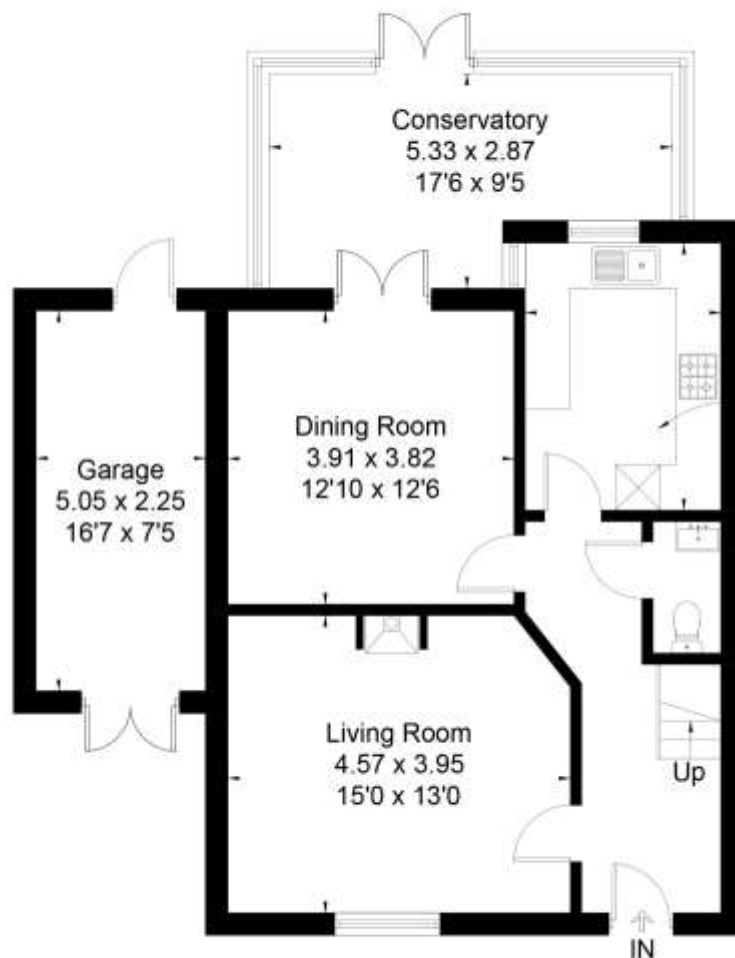
Tel. 01264 810702

www.evansandpartridge.co.uk

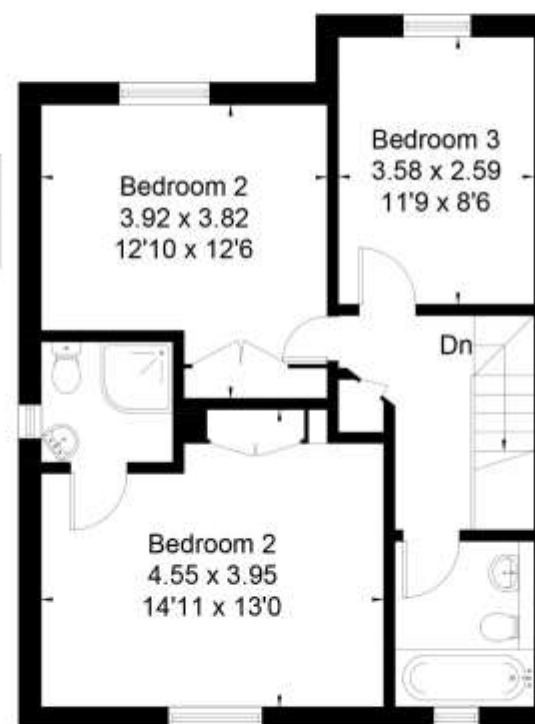
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 124.8 sq m / 1343 sq ft
 Garage = 11.6 sq m / 125 sq ft
 Total = 136.4 sq m / 1468 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 #77784

Energy Efficiency Rating	
Current	Potential
A	B1
B	B2
C	C
D	D
E	E
F	F
G	G
<small>Rating effective from 01/01/2022</small> <small>England, Scotland & Wales</small>	