EVANS & PARTRIDGE
RIMINGTON
STOCKBRIDGE

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FOR SALE
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RIMINGTON, OLD LONDON ROAD, STOCKBRIDGE, HAMPSHIRE, SO20 6EJ

AN IMPOSING YET COMPACT DETACHED CHARACTER HOUSE WITH A WELL ENCLOSED GARDEN
SITUATED WITHIN A SHORT LEVEL WALK OF STOCKBRIDGE HIGH STREET

FULLY DETACHED
LOW MAINTENANCE GARDEN
2/3 RECEPTION ROOMS
2 DOUBLE BEDOOMS
LEVEL WALK TO THE HIGH STREET
NO CHAIN

OFFERS INVITED AROUND: £445,000 Freehold

DESCRIPTION

An attractive detached house situated at the southern end of Old London Road opposite the primary school within a close level walk of the High Street. The accommodation includes an enclosed brick porch, reception hall, sitting room with fireplace and bay window, living room which opens into a dining area/garden room, modern kitchen and a rear lobby leading out to a small brick outbuilding used as a utility. On the first floor there are two large double bedrooms, a shower room and separate WC. The garden has been hard landscaped and is very low maintenance, a large level block paved area enclosed by walls, this has a courtyard feel but is a good size.

LOCATION

The property is situated in Stockbridge which offers a variety of shops, a post office, hotels and restaurants, cafes, public houses, churches, a doctor's surgery, primary and secondary schools. The cathedral cities of Salisbury and Winchester and the Abbey town of Romsey are all within a 20 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.

ACCOMMODATION

Entrance	Block paved approach to painted panelled door incorporating obscured glazed fanlight under rubbed brick arch into:
Porch	Exposed brick walls. High profile ceiling with downlighter. Two obscure glazed casement windows to front aspect. Quarry tile flooring. Post box. Internal panel/obscure glazed door also beneath a rubbed brick arch into:

Central Hall	Turning staircase with two half landings and an exposed balustrade to one side rising to the first floor. Windows to front and side aspect on stairwell. Door to understairs storage cupboard. Oak effect flooring. Pendant light point. Doors to:
Sitting Room	A cosy square reception room centring on an open fireplace with inset coal effect electric fire. Quartz surround and raised hearth. Timber mantelpiece. Recesses to either side of chimney breast. One with high level/display shelving. The other with built-in cupboards. Wide bay picture window to front aspect. Pendant light point.
Living Room	A double reception room with adjoining dining/garden room area. The first living section also being a square reception room. Chimney breast with recesses to either side one with shelf the other with tall cupboards. Large window overlooking the rear garden. Pendant light point. Openings to either side of exposed posts into:
Dining/Garden Room Area	Triple aspect full width windows to front side and rear aspect. Half glazed UPVC door to outside. Two pendant light points.
Kitchen	Stainless steel sink with mixer tap and drainer. Roll topped work surfaces with ceramic tiled splashbacks. A range of white Shaker style high and low-level cupboards and drawers. Free standing Hotpoint cooker comprising two ovens, grill and four ring ceramic hob. Undercounter Hotpoint fridge unit. Undercounter Hotpoint dishwasher. Wine rack. Windows to side and rear aspects. LED spotlights. Half obscure glazed door to:
Rear Lobby	Concrete floor. Latch door to side passage. Half glazed door to rear garden. Further latch door into a useful outbuilding/utility.
Outbuilding/Utility	Door into courtyard garden. Window to rear and side aspects. Plumbing and power points for utility appliances.

FIRST FLOOR

Landing	Balustrade continues overlooking the stairwell. Space for small writing desk. Loft hatch and pendant light point. Doors to:
Bedroom 1	Square double bedroom. Large window overlooking the rear garden. Chimney breast with recesses to either side. Spotlights.
Bedroom 2	Square double bedroom. Large window to the front aspect. Chimney breast with recesses to either side. Bevel edged mirror. Spotlights.
Shower Room	White suite comprising wide ceramic wash hand basin with double cupboard beneath, mixer tap, tiled splashback and mirror above. Large curved glass/tiled enclosure with electric Mira shower. Tall chrome towel radiator. Obscure glazed window to side aspect. Ceiling light point. Double doors conceal a deep cupboard housing lagged copper cylinder with fitted immersion and slatted shelving above.
WC	White suite comprising wash hand basin with double cupboard beneath, mixer tap, tiled splashback and circular mirror above. Low-level WC with concealed cistern. Chrome towel radiator. Obscure glazed window to side aspect. Ceiling light point.
OUTSIDE	The front boundary is enclosed by an attractive brick and part flint wall, with curved brick capping. Steel gate to one end and block paving leading to the front door. The paved path continues along the southern side of the house. Screened along the boundary by low fencing and a section of hedging. Space to store wheelie bins. Oil fired boiler in insulated jacket.

Main Garden	A spacious wrap round area, level and herringbone block paved. Enclosed on all sides by walls. The rear boundary is enclosed by a tall brick retaining wall with diamond patterning. Chalk bank above with ivy, trees and climbing plants. Raised oil tank. Timber garden shed.
Services	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 6EJ
Council Tax	Test Valley Borough Council - Band E

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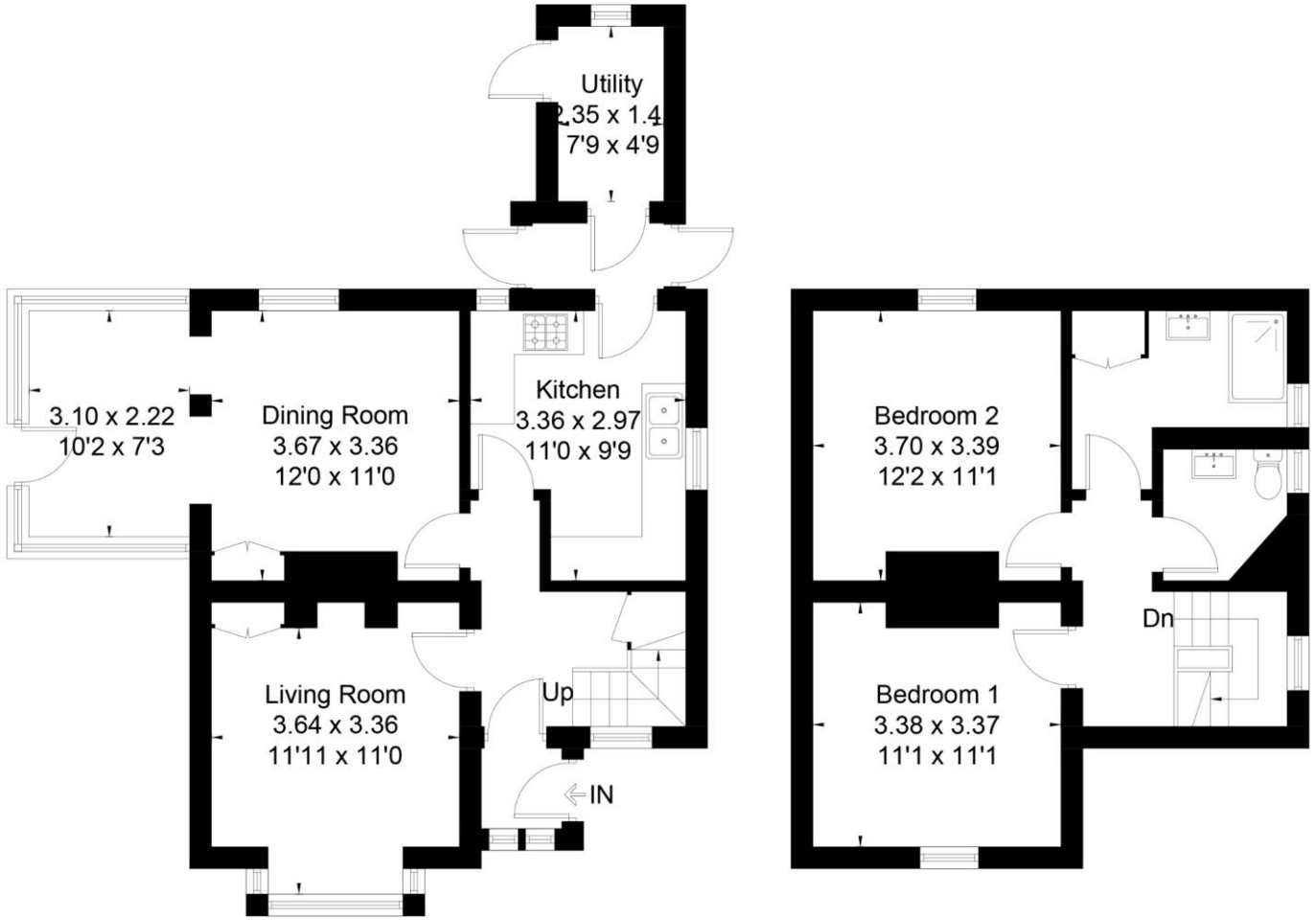
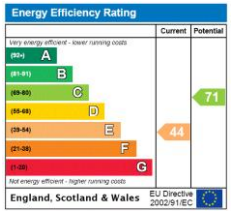
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF

Approximate Floor Area = 102.7 sq m / 1105 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 #79541