



**EVANS & PARTRIDGE**

**7 WESSEX MEWS, HIGH STREET**  
**STOCKBRIDGE, HAMPSHIRE**













# 7 WESSEX MEWS, HIGH STREET, STOCKBRIDGE, HAMPSHIRE SO20 6HE

A RARE OPPORTUNITY TO PURCHASE THIS GROUND FLOOR APARTMENT WITH OFF ROAD PARKING SPACE SET IN THE VERY HEART OF STOCKBRIDGE FRONTING THE HIGH STREET AND OPPOSITE THE CHURCH

LIVING ROOM WITH SOUTHERLY ASPECT  
FITTED KITCHEN  
LONG MAIN BEDROOM - SECOND BEDROOM - SHOWER ROOM  
PARKING SPACE  
CENTRE OF STOCKBRIDGE  
ALL AMENITIES IN LEVEL WALKING DISTANCE

**OFFERS INVITED AROUND: £310,000 Share of Freehold**

## **DESCRIPTION**

A modern ground floor maisonette situated in the heart of Stockbridge. The accommodation comprises hall, living room, kitchen, two bedrooms and shower room. This property also has the considerable benefit of a single off road parking space.

## **LOCATION**

The property is situated in the centre of Stockbridge which offers a variety of shops including a delicatessen, post office, hotel, public houses, wine bar, restaurant, Churches, doctors surgery, regular bus services, 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 15 minutes drive away) as well as Grateley (about 10 minutes drive) with fast trains to Waterloo.

## **ACCOMMODATION**

<b>Approach</b>	Wide tiled entrance porch. Oak effect door with high level obscure glazed panel into:
<b>Entrance Hall</b>	Oak effect flooring, coving and opening at end into:
<b>Inner Hall and Passage</b>	Oak effect flooring continues, ceiling coving and lights. Door to deep cupboard housing raised lagged hot water cylinder with fitted immersion, shelving beneath. Low double doors to deep store with shelving. Further doors to living room, kitchen, bedrooms and shower room.

<b>Living Room</b>	Glazed double doors to rear aspect. Pendant ceiling light point, wall light points, coving and oak effect flooring. Deep alcove with horseshoe shaped display/book shelves. Fuse box above.
<b>Kitchen</b>	Hardwood block work surfaces with modern metro tiled splashbacks, a range of cream fronted high and low level cupboards and drawers. Large ceramic sink with mixer tap. Four ring ceramic hob with stainless steel splashback, stainless steel extractor fan and light above. Space and power point for microwave beneath. Recess and plumbing for washing machine. Slimline integrated dishwasher and space for tall fridge/freezer. Oak effect flooring. Drop leaf table. Windows to front and side aspects.
<b>Bedroom 1</b>	A long bedroom formerly a garage with UPVC double glazed doors opening onto a small south facing courtyard garden area. Oak effect flooring, ceiling coving, spotlights and large wardrobe with sliding doors.
<b>Bedroom 2</b>	Window to front aspect with beautiful views of the High Street and Church. Oak effect flooring, ceiling coving and spotlights.
<b>Shower Room</b>	Modern white suite. Pedestal wash hand basin with mixer tap, glass sill and mirror above. Low level WC. Corner curved glass/tiled enclosure with Mira Sport shower. Oak effect flooring, chrome towel radiator, obscure glazed window to front aspect, glass display sills, ceiling coving and ceiling light point.
<b>Outside</b>	The property fronts onto the pavement in the centre of Stockbridge High Street opposite the Church. Vehicular access off the High Street round to the back of the property where there is a single parking space.
<b>Services</b>	Mains electricity, water and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Agent's Note</b>	Whilst the property is leasehold, Wessex Mews Management Company collectively owns the freehold. A 999 year lease was granted on 25/12/1988. The Management Company has previously asked for a contribution of £200 per annum towards maintenance of the communal areas and buildings insurance.
<b>Directions</b>	SO20 6HE
<b>Council Tax</b>	D

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

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**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87796

