



EVANS & PARTRIDGE

CLOVER COTTAGE, CHURCH ROAD
KINGS SOMBORNE, STOCKBRIDGE











CLOVER COTTAGE, CHURCH ROAD, KINGS SOMBORNE, STOCKBRIDGE, HAMPSHIRE SO20 6NU

AN OUTSTANDING LINKED HOUSE SET IN THE HEART OF THE VILLAGE YET OFF THE MAIN ROAD

EXCEPTIONALLY WELL PRESENTED
CENTRE OF VILLAGE SETTING
AMENITIES IN WALKING DISTANCE
COUNTRY WALKS
NEAR STOCKBRIDGE, WINCHESTER, ROMSEY

OFFERS INVITED AROUND: £565,000 Freehold

DESCRIPTION

A linked house that has been remodelled and extensively modernised to an exceptionally high standard with stylish finishes throughout. Ideal for those wishing to downsize, professional couples or a young family. The accommodation includes a large reception hall with cloak cupboard and cloakroom. A cosy sitting room with media wall and pocket doors. The remaining ground floor has been dedicated to an open plan kitchen with adjoining dining/living area, well-appointed with quartz tops, integrated appliances and folding windows and doors opening on to a beautifully landscaped private garden. The first floor which is significantly larger, as it extends over a vehicular access to the garage, features a stunning principal bedroom with extensive dressing room (formerly a fourth double bedroom) and en suite shower room, two further double bedrooms and bathroom.

LOCATION

The property is situated in the village of Kings 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

Approach

Herringbone block paved path, outside lantern light with sensor. Wide covered entrance porch with deep covered recess to one side ideal for deliveries and general storage with meter box and EV charging point. Grey UPVC door with central obscure glazed panel leads into:

Reception Hall

Generously proportioned with turning staircase rising to the first floor and galleried landing above. Karndean limed oak effect herringbone patterned flooring. Low door to understairs storage cupboard. Ceiling coving. Ceiling light point. Double doors into a deep cloaks cupboard with high and low shelving plus a number of coat hooks. Glazed door into kitchen/breakfast room. Panelled door to:

Cloakroom

Wall hung ceramic wash hand basin with side mixer tap. Electric mirror above. Low level WC with concealed cistern, display shelves over. Karndean flooring continues. Textured low level tiling to all walls. Obscure glazed window to side aspect. Coving. LED downlighters.

Kitchen / Breakfast Room	Beautifully fitted and well-appointed with opening to the side of the breakfast bar to living/dining area. Two Belfast style ceramic sinks with central mixer tap and retractable handheld jet, long polished quartz worksurfaces with similar upstands. Comprehensive range of light grey matt finish high and low level cupboards and drawers including a number of deep pan drawers and a corner pull out LeMans corner storage. Full height larder cupboard with shelving and soft close pull-out drawers. Integrated fridge and freezer. Integrated dishwasher. Neff oven and grill with warming drawer beneath, eye level combination oven above. Neff multi zone induction hob with quartz splashback and flush extractor fan/light above. Fisher Paykel twin drawer under counter dishwasher. Further undercounter lighting and frosted glass display sills with integral lights. Picture window overlooking the rear garden this folds outward to create a large open aperture with dining bar from the terrace. Karndean limed oak herringbone effect flooring. LED downlighters. Wide peninsular with raised oak breakfast bar to one side with pendant light points above. Pocket doors through to sitting room. Opening to side of breakfast bar into:
Living / Dining Area	Wide aluminium frame bi-folding doors opening on to the rear terrace and main garden. Long corner bench with space for dining table and storage beneath. Polished quartz topped corner unit with similar upstand, integrated wine fridge, wine storage and cupboard beneath. Floating display shelf above. Further high window to side aspect. Pendant light point and LED downlighters. Amtico flooring continues.
Sitting Room	A cosy reception room with wide picture window to the front aspect. Built-in media area to one wall with wireless space for television, storage beneath and open fronted shelving to one side. Karndean lime oak effect flooring. Wall light, coving and LED downlighters.
<u>First Floor</u>	
Central Landing	Balustrade overlooking stairwell and reception hall. Velux skylight to front aspect. Ceiling light points. Loft hatch. Double doors conceal a laundry cupboard: space and plumbing for washing machine with room above to stack a dryer. Shelving and vinyl flooring. Further panelled doors to:
<u>Principal Bedroom Suite. A salient feature and extensive suite.</u>	
Bedroom	A spacious double bedroom with wide dormer window to the front aspect with views over the churchyard and centre of the village. Ceiling coving. Central pendant light point. Panelled door to en suite shower room. Further panelled door into:
Dressing Room	A large room with extensive fitted clothes storage and dressing table. Formerly a double bedroom with access of the landing and easy to re-instate if preferred. Long oak effect display sills and similarly styled dressing table. Long hanging rail, basket drawers and box shelving. Coving. LED downlighters and window overlooking the rear garden.
En Suite	White suite. Long marble effect surface with textured styled splashback, electric mirror and shaver socket to one side. Inset ceramic basin and a range of cupboards beneath. Low level WC. Walk-in fully tiled wet area with seat, overhead and handheld attachments with outside control. Frosted dormer window to side aspect. Chrome towel radiator. Recess with built-in shelving. Limestone effect flooring. LED downlighters and extractor fan.

Bedroom 2	Double bedroom. Window overlooking the main garden. Pendant light point.
Bedroom 3	Double bedroom. Picture dormer window overlooking the rear garden. Pendant light point.
Main Bathroom	Well appointed. Contemporary bath with curved ends, central tap and wall mounted Aqualisa mixer shower which has external controls. Folding glass shower screen. Wall hung wash hand basin with drawer beneath, mixer tap, granite splashback and oval electric mirror above. Low level WC with concealed cistern. Tiled sill above with shaver socket. Limestone effect flooring. Chrome towel radiator. Obscure glazed window. Coving and LED downlighters.
<u>Outside</u>	
Front	Access off Church Road on to a large herringbone block paved driveway extending to the front of the house providing parking. Cotswold stone bed with space for potted plants and trees. Well stocked, sleeper retained L-shaped border full of flowers and shrubs. The front boundaries are enclosed by Photinia hedging and close boarded fencing. Further Lavender, rose and flower borders extend to the front of the house. Access beneath arch to gravelled drive which leads through to a single garage.
Single Garage	Brick elevations beneath a tiled roof. Up and over door to front. Light and power connected. Personnel door opening into the garden.
Side Passage	Concrete and gravel path with low brick wall and feather edged fencing to the boundary. Space to store bins and external oil-fired boiler.
Rear Garden	This has been beautifully landscaped and enjoys privacy. A generous porcelain terrace with gravelled edging, breakfast bar/dining sill outside bi-folding picture window from kitchen. Fencing screening the driveway with pergola above and central Wisteria. Level lawn with well stocked herbaceous borders. Circular brick edged Cotswold stone terrace for late sun in the rear corner with curved upright sleeper back. Raised oil tank behind the garage. Rear boundary is enclosed by tall feather edged fencing with the remaining side boundary walls with brick piers and close boarded panelling in between.
Services	Mains electricity, water and drainage. Oil heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6NU
Council Tax	D

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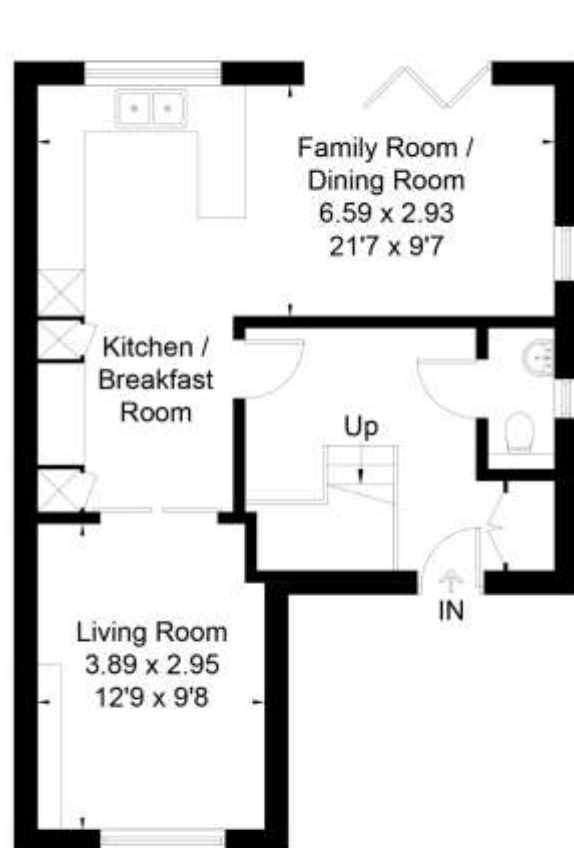
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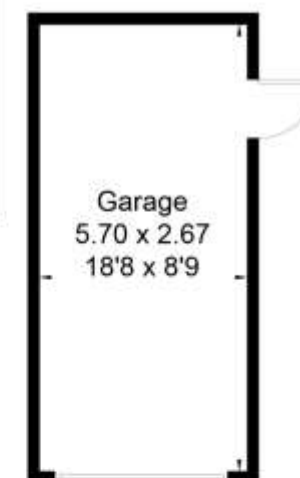
Approximate Floor Area = 129.4 sq m / 1393 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Total = 144.5 sq m / 1555 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #92596

