



**EVANS & PARTRIDGE**

**TEST VIEW COTTAGE, LONGSTOCK**  
**STOCKBRIDGE, HAMPSHIRE**































# TEST VIEW COTTAGE, LONGSTOCK, STOCKBRIDGE, HAMPSHIRE SO20 6DP

**A UNIQUE DETACHED COTTAGE WITH A MODERN EXTENSION FEATURING LARGE ROOMS AND A BEAUTIFULLY LANDSCAPED GARDEN WHERE VIEWS CAN BE ENJOYED TOWARDS THE RIVER TEST AND OVER PART OF THE VALLEY SITUATED ON THE EDGE OF THIS SOUGHT AFTER VILLAGE**

**EDGE OF VILLAGE SETTING  
WALKING DISTANCE OF STOCKBRIDGE HIGH STREET  
STUNNING TEST VALLEY VIEWS  
WELL PROPORTIONED ACCOMMODATION  
HIGHLY SOUGHT AFTER VILLAGE**

**PRICE: £875,000 Freehold**

## **DESCRIPTION**

A detached Grade II Listed property with a modern two storey extension to one side. The main cottage has a water reed thatch with the extension beneath tile. This spacious and characterful accommodation includes reception hall and cloakroom, large open plan living/dining room with central fireplace and ideal for entertaining, garden room, kitchen/breakfast room, utility and a rear lobby. To the first floor the principal bedroom has a glazed balcony off, as well as large en suite bathroom with shower. There are two further large double bedrooms and bathroom. Additional benefits include an integral garage with electric remote operated door, a recently constructed detached, insulated home/office and attractively landscaped private gardens yet with an open aspect and attractive views towards the south.

## **LOCATION**

The property is situated in the village of Longstock which is home to the renowned Longstock Water Gardens, with its nursery and new farm shop. Longstock also has a public house with notable restaurant, church, village hall and is surrounded by miles of riverside, country walks and is close to Danebury. Stockbridge, traversed by the River Test, offers a variety of shops, a post office, hotels and public houses, tea rooms, churches, a doctors surgery and primary and secondary schools. It is also home to the Houghton Fishing Club, renowned worldwide as one of the oldest clubs in England, which was founded in 1882. The cathedral cities of Winchester and Salisbury and the abbey town of Romsey are all within a twenty 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**

<b>Approach</b>	Paved path from lane through wrought iron gate.
<b>Porch</b>	Covered with overhead light. Panelled door with high level decorative glazed panel leading into:
<b>Reception Hall</b>	Featuring high double height ceilings with central galleried landing/bridge connecting the first floor accommodation. Oak flooring. LED downlighters. Turning staircase with exposed balustrade to one side rising to the first floor. Deep understairs store/cloaks room. Half glazed door to rear lobby/boot room. Oak doors into open plan living/dining room, kitchen/breakfast room and utility:



<b>Cloakroom</b>	White suite. Pedestal wash hand basin with coloured glass splashback and mixer tap. Low level WC. Window to rear aspect. Ceiling light point.
<b>Living / Dining Room</b>	An impressive, substantial double reception room which centres on a large open brick fireplace housing a log burning stove on raised herringbone brick hearth with internal recesses, log store and heavy exposed beam above.
<b>Living Area</b>	Exposed ceiling beams and wall framework. Windows to front and side aspect. Wall light point.
<b>Dining Area</b>	Exposed ceiling beams. Two windows to the front aspect. Built-in open fronted book and display shelving with some low level cupboards. LED downlighters and wall lights. Pitch pine panelled door to kitchen/breakfast room. Wide glazed double doors open into:
<b>Garden Room</b>	Hardwood frame double glazed elevations standing on brick plinths beneath a vaulted hipped glazed roof with central pendant light point. Terracotta tiled flooring. Built-in narrow display shelving. Central double doors open on the rear patio. This room enjoys fabulous views over the attractively landscaped and secluded gardens.
<b>Kitchen / Breakfast Room</b>	1½ bowl sink unit with central mixer tap and drainer, oak effect roll top work surfaces with similar upstand. Well fitted pastel colour washed high and low level cupboards and drawers incorporating a number of deep pan drawers. Classic Deluxe 90 range comprising two large ovens, separate grill and wide, five zone, induction hob. Flush extractor fan, light above and ceramic tiled splashback. Undercounter wine cooler. Integrated fridge and freezer. Full height larder to one side with internal soft close drawers. Eye level integrated Bosch microwave, integrated dishwasher. Recycling area. Limestone effect flooring. LED downlighters. The window above the sink area provides a long view down the main garden.
<b>Dining Area</b>	Space for family breakfast table and dresser. Window to side aspect. LED downlighters. Ceiling beam, exposed Michelmersh brick wall with arch and deep shelved low level cupboard.
<b>Utility</b>	Roll top oak effect work surface with inset circular stainless steel sink, mixer tap, metro tiled splashback and cupboard beneath. Recess and plumbing for washing machine. High level cupboards and shelving. LED downlighters. Coat hooks.
<b>Rear Lobby / Boot Room</b>	Coir mat flooring. Half obscure glazed door to outside. Coat hooks with shelf above. Profile ceiling with downlighter and panelled door lead through to the integral garage.
<b>First Floor</b>	Interesting split level landing and bridge with balustrades overlooking parts of the reception hall and stairwell. Large Velux lights to rear aspect. LED downlighters. Eaves storage cupboard. Space for desk/small study area. Doors to:
<b>Principal Bedroom</b>	A large double bedroom with built-in wardrobes. Glazed double doors with further glazing to side open on to wide balcony with space for bistro table, potted plants and trees enclosed by modern chrome and glass balustrading; views across the lane with glimpses of the River Test between the trees and a fine open view across the River Test and valley during the winter months. In the bedroom there are also LED downlighters and a door to:
<b>En Suite Bathroom</b>	Generously proportioned and well appointed. White suite, double ended deep bath with central taps and fully tiled surround. Pedestal wash hand basin with mixer tap. Low level WC. Large curved glass corner shower cubicle with Aqualisa mixer shower. Window to the rear aspect. Loft hatch. LED downlighters. Chrome towel radiator. Tall deep cupboard housing pressurised hot water cylinder with slatted shelving to one side.
<b>Bedroom 2</b>	A substantial dual aspect double bedroom with exposed beams and framework. Windows to front and side aspects. Deep alcove. LED spotlights.
<b>Bedroom 3</b>	A large double bedroom with exposed beams and framework. Large window to side aspect with views over the main garden and part of the valley. LED spotlights. High level alcove with display sill.
<b>Main Bathroom</b>	Well proportioned. White suite, panelled bath with mixer tap/handheld shower attachment to one end with tiled surround and L-shaped sill. Pedestal wash hand basin with mixer tap, tiled splashback and glass sill above. Low level WC. Wide window to rear aspect. Painted purlins, loft hatch, pendant light point and towel radiator. Door into deep eaves storage.



<b>Integral Garage</b>	A wide, long, single garage/workshop with plastered ceiling and fluorescent striplights. Space for shelving to one side. To the rear there is a Grant oil fired boiler. Space for free standing fridges and freezers.
<b>Outside</b>	Accessed off the lane into a wide concrete hardstanding providing parking and access to the integral garage. Brick and flint wall to side boundary. Gravel path runs to the front of the cottage which is screened from the lane by mature hedging and shrubs. A gate to the far end gives access into:
<b>Main Garden</b>	This projects to the gable end of the cottage with the tremendous benefit of a southerly aspect. Indian Sandstone terrace surrounds the garden room. Enclosed by Sandstone capped brick retaining walls with well stocked herb, flower and shrub borders. Central steps rise on to a main shaped lawn with impressively stocked and colourful herbaceous borders to either side. Mature Yew tree. The lawn runs along the village lane but at a higher level and is enclosed by low fencing and mature mixed hedging affording glorious far reaching views towards the River Test and across the valley. A small raised terrace has been angled for the best view. To the far end of the garden, picket fencing and a gate gives access to a well bordered kitchen garden area with raised vegetable beds and an aluminium framed greenhouse. Garden shed. All well enclosed by shrubs.
<b>Upper Garden</b>	Accessed from steps at either end of the main lawn. A long raised strip gives further vantage points with river views. Apple tree. Widening at one end to a small upper lawn with raised deck and summerhouse.
<b>Rear of Cottage</b>	A wide shingle path connects the terrace and rear door/lobby. Plants trained to the wall. Log store. Heavy duty oil tank. Storage areas and a well-built office, fully insulated, timber frame and clad elevations with double glazed door. Double glazed windows on two aspects. LED downlighters. Carpeted. Ideal for those who work from home.
<b>Services</b>	Mains electricity, water and private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SO20 6DP
<b>Council Tax</b>	G

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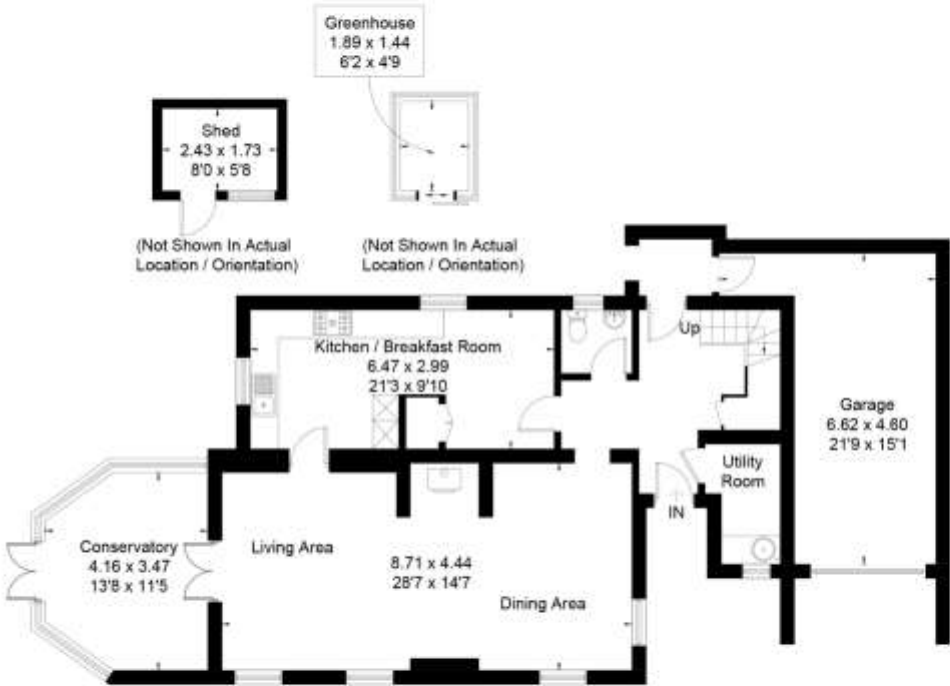
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Approximate Floor Area = 188.1 sq m / 2025 sq ft  
Outbuilding = 10.8 sq m / 116 sq ft  
Garage = 21.2 sq m / 228 sq ft  
Total = 220.1 sq m / 2369 sq ft



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 #93103

