RIVERSIDE GREEN
KINGS SOMBORNE, STOCKBRIDGE
EVANS & PARTRIDGE

RIVERSIDE GREEN, KINGS SOMBORNE, STOCKBRIDGE, HAMPSHIRE, SO20 6NG

A MODERN DETACHED FOUR BEDROOM FAMILY HOUSE WITH GARAGE AND A SOUTHERLY FACING LEVEL GARDEN IN A QUIET AND TUCKED AWAY POSITION ON THE EDGE OF THE VILLAGE

SHOP, POST OFFICE, PUB, VILLAGE HALL AND PRIMARY SCHOOL IN WALKING DISTANCE
STOCKBRIDGE, WINCHESTER AND ROMSEY IN EASY REACH
LARGE LIVING ROOM WITH FIREPLACE
OPEN PLAN KITCHEN/DINING ROOM
GARDEN ROOM, STUDY, UTILITY/BOOT ROOM AND GARAGE.
4 BEDROOMS, EN SUITE AND BATHROOM
SOUTHERLY FACING BACK GARDEN

OFFERS INVITED AROUND: £625,000 Freehold

DESCRIPTION

A modern detached family house of brick and tile construction, together with a similarly built detached garage/workshop. The current owner has added a useful glazed link between the two buildings, creating a practical utility and boot room. The well-planned accommodation includes an entrance hall with cloakroom, a living room with fireplace, and an adjoining garden room, both with doors opening to the garden. There is also a small, separate study and an open-plan kitchen/dining area. Upstairs, the principal bedroom benefits from an en suite shower room, while three further bedrooms are served by a family bathroom. There is a well enclosed and peaceful garden to the rear. The house is discreetly positioned at the end of a small close, which in turn opens onto the road providing easy access to Winchester.

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	Path leading to a tiled entrance porch with exposed chamfered support on a low brick base. Outside light. Part obscure glazed front door opening into:
Entrance Hall	L shaped with dado rail, ceiling coving, and two pendant light points, each with decorative ceiling roses. Staircase with balustrade rising to the first floor, with a low door to an understairs cupboard. Glazed doors leading to the living room, kitchen, dining room, study, a glazed utility/boot room and cloakroom.

Cloakroom	Fitted with a pedestal wash hand basin with mixer tap, low level WC, part tiled walls, mirror, chrome towel radiator and obscure glazed window. Vinyl oak effect flooring, ceiling coving, and downlighters.
Living Room	A spacious reception room featuring a central open fireplace with raised granite hearth, decorative cast iron fire, and whitewashed timber mantelpiece. Fitted dressers to either side of the fireplace. Glazed double doors open onto the rear patio and garden. Ceiling coving and two pendant light points, each with decorative ceiling roses. Glazed double doors into:
Garden/Sitting Room	Vaulted ceiling with skylight and downlighters. Rear window and glazed double doors on parliament hinges opening to the main garden and patio.
Study	Window to front aspect. Ceiling coving and central pendant light point.
Kitchen Area	Ceramic one and a half bowl sink unit with drainer and mixer tap. Quartz effect work surfaces with matching splashbacks. A range of whitewashed shaker style cupboards and drawers. Integrated undercounter oven and grill with four ring hob and flush extractor above. Integrated fridge/freezer, slimline dishwasher and recycling area. Full height double fronted larder/pantry cupboard. Tiled flooring, LED downlighters and window to the front aspect.
Dining Area	Space for dining table and dresser or sideboard. Window to side aspect, ceiling coving and pendant light with decorative ceiling rose.
Utility Room	A glazed link between house and garage with profiled glazed roof, double glazing and doors to front and rear aspects. Tiled flooring. Quartz effect work surface with cupboards and drawers. Recess and plumbing for washing machine. Wall light point. Half glazed door into:
Garage/Workshop	Single garage, brick elevations under a tiled roof. Up and over door to driveway, side window, boarded loft space, power and lighting. Work surface to the rear with space for tumble dryer and tall fridge freezer.
Landing	Ceiling coving with two decorative ceiling roses and pendant light points. Loft hatch. Dado rail. Large cupboard housing pressurised hot water cylinder with airing rail and shelf. Doors to:
Principal Bedroom	Double bedroom with twin built in double wardrobes. Large window to rear aspect. Ceiling coving and pendant light point. Door to:
En Suite Shower Room	Pedestal wash hand basin, low level WC and large tiled shower enclosure with sliding glass door, overhead and handheld shower attachments. Towel radiator, mirror fronted medicine cabinet with shaver socket. Ceiling coving, LED downlighters, extractor fan. Obscure glazed side window. Oak effect flooring and part tiled walls.
Bedroom Two	A spacious double bedroom with built in double wardrobe. Large window to front aspect. Ceiling coving and pendant light point.
Bedroom Three	Double bedroom with front facing window, built in double wardrobe. Ceiling coving and pendant light point.
Bedroom Four	Window to rear aspect. Ceiling coving, pendant light point, and shelving.
Family Bathroom	Oak panelled bath with mixer tap and handheld shower attachment, overhead shower and fully tiled surround. Pedestal wash hand basin with glass shelf and mirror. Low level WC, mirror fronted cabinet with shaver socket. Chrome towel radiator. Obscure glazed window. Ceramic tiled flooring, part tiled walls, ceiling coving, downlighters, and extractor fan.

Front	The property is set back in a tucked away position, accessed via Riverside Close, over a gravel track to the rear of the development. Twin stone edged parking bays for two large vehicles with access to the garage. Level front garden with lawn and path to the entrance. Side gate to:
Main Rear Garden	A level garden with a sunny southerly aspect. Central patio area ideal for entertaining, leading to a good sized L-shaped lawn with rose and flower borders and variety of shrubs. Well enclosed by fencing and hedging.
Services	Mains water and drainage, electricity. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6NG
Council Tax	Test Valley Borough Council - Band F

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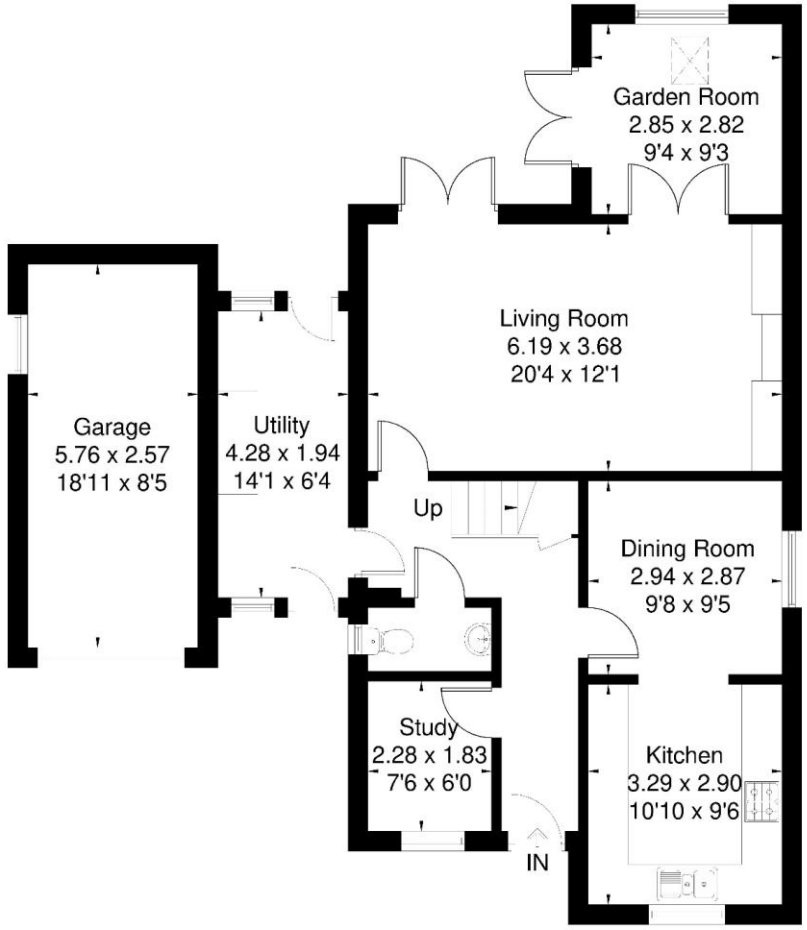
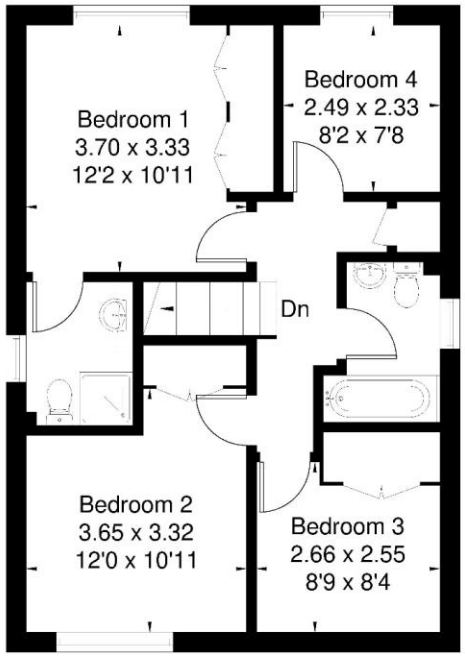
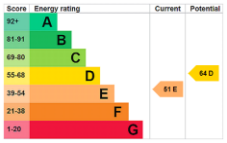
Approximate Floor Area = 133.1 sq m / 1433 sq ft
Garage = 14.7 sq m / 159 sq ft
Total = 147.8 sq m / 1592 sq ft



Ground Floor



First Floor

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