



THE BURROW, 4 NUTCHERS DROVE
KINGS SOMBORNE, STOCKBRIDGE

EVANS & PARTRIDGE















THE BURROW, 4 NUTCHERS DROVE, KINGS SOMBORNE, STOCKBRIDGE SO20 6PA

A WELL BUILT AND INDIVIDUAL MODERN HOUSE SET BACK FROM THE ROAD IN A WELL ESTABLISHED CLOSE WITH SOUTHERLY FACING GARDEN AND BEAUTIFULLY PRESENTED VERSATILE ACCOMMODATION THAT CENTRES ON AN OPEN PLAN KITCHEN / LIVING AREA AND HAS THE BENEFIT OF FOUR DOUBLE BEDROOMS AND AN INTEGRAL DOUBLE GARAGE

**QUIET SECURE SETTING NEAR CENTRE OF THE VILLAGE
SHOP - SCHOOL - HALL - PUB - CHURCH ALL IN CLOSE WALKING DISTANCE
ATTRACTIVE AND WELL ENCLOSED GARDENS
FOUR DOUBLE BEDROOMS - THREE BATH/SHOWER ROOMS
SPACIOUS LIVING / ENTERTAINING AREAS
AMPLE PARKING AND LARGE DOUBLE GARAGE**

OFFERS INVITED AROUND: £825,000 Freehold

DESCRIPTION

An individual detached modern family house constructed of brick and tile hung elevations beneath a tiled roof, benefitting from underfloor heating throughout the ground floor with radiators upstairs. The accommodation includes a reception hall, double aspect living room and an open plan dining and sitting area that connects to the kitchen breakfast room, with a dual aspect fireplace and log burner at the centre. A utility and freezer room links the kitchen area to a large integral double garage. On the ground floor there is also a large double bedroom, which could be used as an additional reception room, situated near the cloakroom that includes a spacious shower. The first floor features an impressively large principal bedroom with a walk in wardrobe and en suite, along with two further double bedrooms sharing a family bathroom. Outside, the property offers a block paved driveway providing ample parking, with the main garden lying to the front enjoying a southerly aspect and a sheltered westerly facing terrace to the rear, ideal for outdoor dining, accessible through folding doors from the main living area.

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

An extensive block paved driveway leads to a wide, pegged oak framed, entrance porch and a covered walkway that extends to the front of the integral double garage. Overhead LED downlighters illuminate the entrance, oak effect composite door with integral obscure glazed panels and full height obscure glazed side panels leads into:

Reception Hall

A turning staircase with two half landings and an exposed oak balustrade rises to the first floor. There is a wide oak sill and fitted oak bookshelf extending to one side, lower doors conceal understairs storage. Limed oak effect flooring, LED downlighters. Open walkway into a central dining room that includes a sitting area and adjoins the large kitchen breakfast room.

Living Room	A large dual aspect formal reception room centred around a substantial brick open fireplace housing a dual aspect log burning stove on a raised flagstone hearth. There is a picture window to the side aspect and glazed double doors with further glazing to either side opening to the front aspect and main garden. LED downlighters.
Dining Room with Sitting Area	Featuring continuous limed oak effect flooring throughout. This spacious room includes a large brick fireplace which forms the opposite side of the dual aspect log burning stove. There is ample space for a large family or entertaining table, with pendant light points above. A granite peninsula opens into the kitchen breakfast room. The full-width opening connects to the sitting area.
Sitting Area	Glazed folding doors open onto the rear dining terrace. Limed oak effect flooring continues with LED downlighters and a wide opening into the rear hallway.
Kitchen/Breakfast Room	Fitted with a stainless steel one and a half bowl sink unit with mixer tap and drainer, polished granite work surfaces with matching upstands and windowsills and a wide peninsula unit with breakfast bar. There are a range of high and low level cupboards and drawers, including deep pan drawers, an integrated Bosch oven and grill with Bosch combination oven above and a four-ring induction hob in the peninsula, with stainless steel and glass hood incorporating extractor fan and light. Limestone effect flooring, integrated undercounter fridge, integrated dishwasher and water softener. LED downlighters and windows on two aspects provide natural light. Oak panel door leads into:
Utility Room	Fitted with a roll top work surface, stainless steel sink with drainer and mixer tap, tiled splashback and a range of cupboards. There is plumbing and space for a washing machine and dryer, as well as room for a tall fridge freezer. Limestone effect flooring continues. Casement window, LED light, extractor fan and internal door to the integral double garage.
Rear Hall	Limed oak effect flooring and a full height window to the side aspect, with LED downlighters and door to a deep broom cupboard with light. Further oak panel doors lead to bedroom four and the shower room.
Bedroom Four	A large dual aspect double bedroom or potential additional reception room. Picture window to the front overlooking the main garden, a further window to the side, picture rail, pendant light and oak panel door into a deep wardrobe with hanging rail and shelf above.
Shower Room	Comprising a white suite with moulded wash hand basin set into a long sill with tiled splashback, mixer tap, large mirror above and double cupboard beneath. Low level WC with concealed cistern, large tiled wet area with overhead and handheld shower attachments. Chrome towel radiator, oak effect flooring, obscure glazed window, LED downlighters and extractor fan.
Integral Double Garage	Constructed of cavity block and brick elevations, plastered ceiling, inset LED downlighters, lighting and power connected. Houses a Worcester oil-fired boiler, shelving, coat hooks and a corner shower cubicle with electric shower, excellent for use as a dog shower.
First Floor	A central landing with three skylights to front and rear aspects, balustrade overlooking the stairwell and a deep cupboard housing a Megaflo pressurised hot water cylinder.
Principal Bedroom Suite	A substantial double bedroom and sitting area with front-facing picture window overlooking the garden and longer views toward farmland. LED downlighters and a walk-in wardrobe with built-in storage, full height mirror and automatic lighting.

En Suite Shower Room	Well appointed with a moulded white basin and mixer tap, tiled splashback, electric mirror above, low level WC with concealed cistern, cupboards and drawers to either side and a frameless glass wet area with overhead and handheld shower attachments. Porcelain tiled floor and walls, obscure glazed window, LED downlighters and extractor fan.
Bedroom Two	A large double bedroom with dormer window to the front aspect, built-in double wardrobe and central ceiling light point.
Bedroom Three	A further double bedroom with dual aspect windows. Built-in double wardrobe, central pendant light and loft hatch.
Family Bathroom	Fitted with a P-shaped white bath with mixer tap, tiled surround, overhead and handheld shower attachments, glass screen and tiled bottle recess. Wash basin with mixer tap, mirror above and drawers beneath. Low level WC, ceramic tiled flooring, obscure glazed window, chrome towel radiator, LED downlighters and extractor fan.
Outside	A wide opening from a village close leads onto a spacious block paved driveway providing ample parking and access to the front entrance porch, integral double garage and a high quality lean-to shed extending to one side. A colourful herbaceous border with mixed shrubs and a central flowering cherry tree forms the front boundary, with a gate leading to the garden.
Lean-To Store	Beside the garage, a high-quality oak framed addition with oak door provides secure storage space.
Gardens	The main landscaped garden lies to the front of the property in an L-shape. A sandstone paved path and terrace adjoin the house, with a pergola and hot tub beneath (available by separate negotiation). The garden includes a gently sloping lawn, well stocked brick-edged shrub and flower borders with roses and specimen trees and boundaries enclosed by close-boarded fencing and hedging. A path continues around to the side of the house, opening onto a sheltered west-facing dining terrace accessed from the main living area and kitchen, ideal for outdoor entertaining. Surrounding gravel beds and sleeper retained borders.
Services	Mains water and drainage, oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Council Tax	Test Valley Borough Council - Tax Band F
Directions	SO20 6PA

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

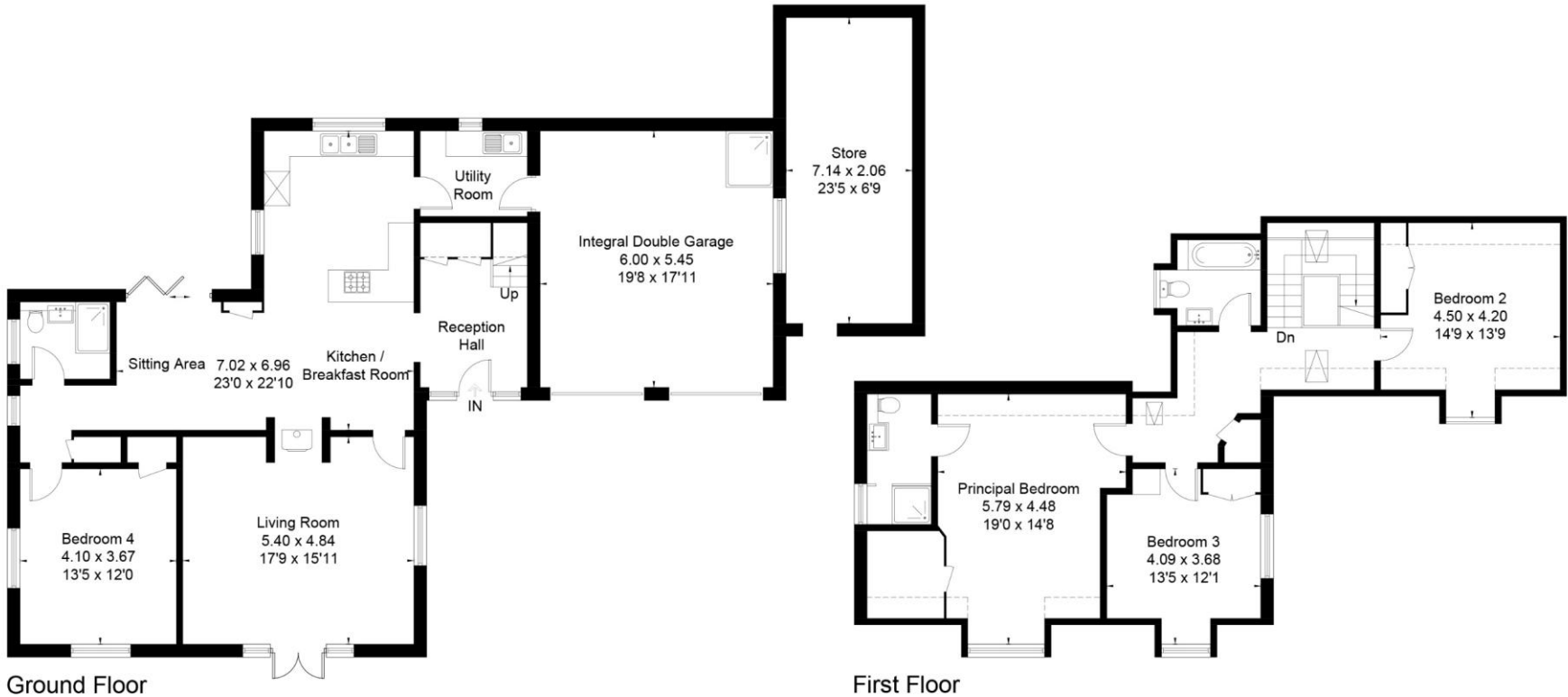
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Approximate Floor Area = 223.9 sq m / 2410 sq ft (Including Garage / Excluding Store)



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 #99366

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	61 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		