



EVANS & PARTRIDGE

**RAINBOWS, WINTON HILL
STOCKBRIDGE, HAMPSHIRE**















RAINBOWS, WINTON HILL, STOCKBRIDGE, HAMPSHIRE, SO20 6HL

A BEAUTIFULLY PRESENTED, LIGHT AND SPACIOUS THREE-BEDROOM HOME OFFERING EASY LOW MAINTENANCE LIVING, WITH OFF ROAD PARKING, GARAGE AND AN ATTRACTIVELY LANDSCAPED, WELL ENCLOSED GARDEN, ALL WITHIN A SHORT, LEVEL WALK OF STOCKBRIDGE HIGH STREET.

**GOOD PARKING AND GARAGE
WELL PRESENTED HOME
SHORT WALK OF THE HIGH STREET
WELL STOCKED YET LOW MAINTENANCE GARDEN
EASY DRIVE OF WINCHESTER AND ROMSEY**

OFFERS INVITED AROUND: £650,000 Freehold

DESCRIPTION

A link detached modern three bedroom house situated at the foot of Winton Hill and within close and level walking distance of Stockbridge High Street. This beautifully presented home offers light and airy accommodation with well proportioned rooms throughout including a reception hall with cloakroom, a comfortable sitting room featuring a fireplace with log burning stove, and a generous garden room opening onto the rear terrace, enjoying attractive views over the well enclosed, level and landscaped garden. The garden room has also been used as a dining area, although the property additionally benefits from a spacious kitchen dining room ideal for everyday living. The first floor is particularly spacious as the house extends over the arch above the access drive, with the only point of attachment to the neighbouring property being at first floor level where the bathroom and third bedroom are located; the third bedroom being a small double or excellent study or hobbies room. Over the main house there are two further generous bedrooms together with an additional shower room. The property further benefits from convenient off road parking for three to

LOCATION

An exciting opportunity to purchase a property in Stockbridge which offers a variety of shops, a Post Office, hotels and public houses, churches, a doctors surgery, primary and secondary schools. The cathedral cities of Salisbury and Winchester 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

Approach

Tiled entrance porch with overhead light and timber door with high-level decorative obscure glazed panels, leading into:

Reception Hall

A wide hallway connecting the ground floor living spaces, with staircase rising to the first floor on one side, exposed balustrade, and low understairs storage. Panel doors lead to the cloakroom, living room, and kitchen/dining room. Deep cloaks cupboard with hanging rail and shelving, window to side aspect, pendant ceiling light.

Cloakroom	Wash hand basin with tiled splashback, low-level WC, ceiling light point, fuse box, and obscure glazed window to side aspect.
Living Room	A light and well-proportioned reception room centred on an attractive moulded limestone fireplace with raised hearth and inset log-burning stove. Deep recesses to either side of the chimney breast, one with built-in low-level double cupboard and media shelf above. Internal window to rear aspect with view through the garden room. Wide open walkway into:
Garden Room	An excellent extension enjoying attractive views over the main garden. UPVC double glazed elevations and vaulted glazed ceiling, mainly with fitted blinds. Solid low walls and higher side wall all with limestone display sills above. Central glazed double doors open onto the terrace and garden. Wall light points. Electric heaters.
Kitchen/Dining Room	Stainless steel one-and-a-half bowl sink unit with mixer tap and drainer. Long roll-top work surfaces with ceramic tiled splashbacks. Comprehensive range of high and low level fitted cupboards and drawers, open-fronted tray storage, and space for tall fridge/freezer space with high-level cupboards to either side. Bosch under-counter oven and grill and John Lewis four ring hob with concealed extractor fan and light over. Plumbing and space for dishwasher and washing machine. Windows to front and side aspects, space for dining table. LED downlighters.

FIRST FLOOR

Landing	Spacious central landing with balustrade overlooking the stairwell, pendant light point, panel door to deep built-in airing cupboard housing hot water cylinder with wide slatted shelf above. Hatch to part-boarded loft with retractable ladder. Panel doors to:
Bedroom One	Spacious double bedroom with three built-in double wardrobes and two large windows overlooking the rear landscaped garden. Pendant light point.
Bedroom Two	Spacious dual-aspect double bedroom with built-in double wardrobe, pendant light point, and windows to front and side aspects.
Bedroom Three	Double bedroom with pendant light point and window to rear aspect.
Bathroom	A spacious bathroom with fitted white suite comprising panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin, and low-level WC. Cupboard with deep display shelf over and mirrored medicine cabinet above. Ceramic tiled splashbacks, strip light/shaver socket, pendant light point, obscure glazed window, and tall shelved corner cupboard.
Shower Room	Pedestal wash hand basin and low-level WC. Generous raised corner shower cubicle with mixer shower. Strip light/shaver socket, extractor fan, obscure glazed windows, and fully ceramic tiled walls.

OUTSIDE

Front	Stone-edged tarmac accessway leads off the road and serves three houses. Private gravelled parking area extends to the front of the house with room to park four cars. Rendered wall to side boundary, fencing and hedging screening the road. Gate to side walkway. Shared accessway continues beneath an arch leading to a block of three garages.
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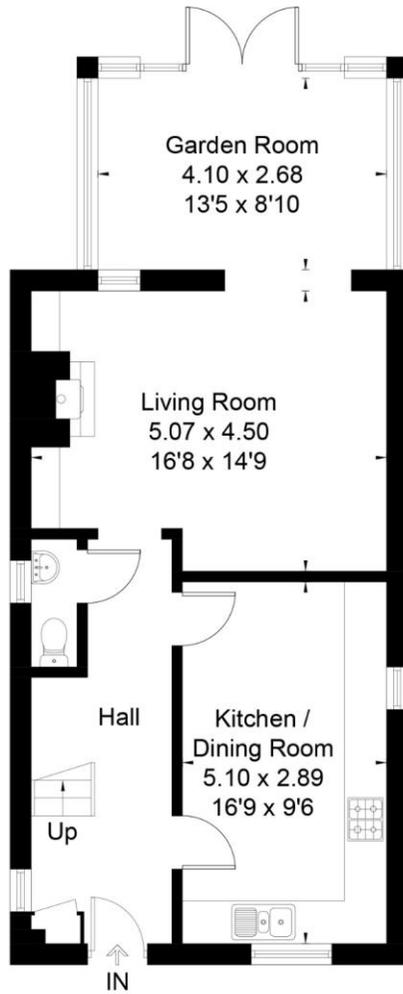
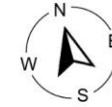
Garage	End garage in a block of three brick-built garages under tiled roof, with up-and-over door to front. Light and power connected and boarded loft storage.
Rear Garden	Split-level Indian sandstone terrace opening onto a level central lawn with well-stocked surrounding borders featuring roses, flowers, shrubs, and a number of specimen trees. Well enclosed by timber fencing with side gate access to driveway and garage. Brick and flint wall to side boundary. Timber garden store/potting shed with gravel area to front and further gravel walkway to the opposite side of the house, ideal for storage and well screened by the rendered boundary wall.
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 & Partridge.
Council Tax	Test Valley Borough Council - Tax Band E
Directions	SO20 6HL

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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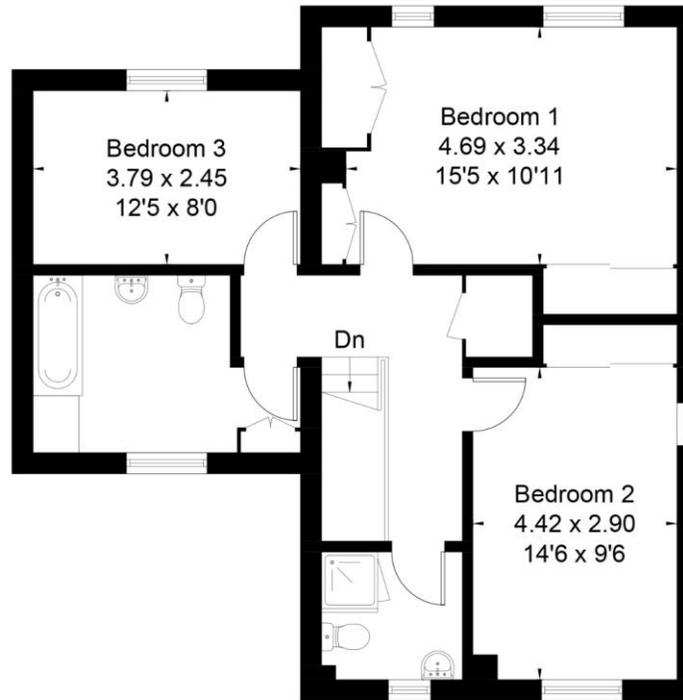
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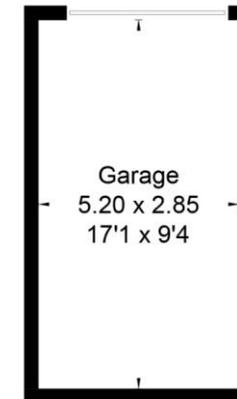
Approximate Floor Area = 126.5 sq m / 1362 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 141.3 sq m / 1521 sq ft
 (Excluding Shed)



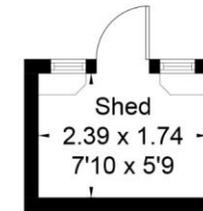
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(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 #102627

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

63 D	71 C
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