



EVANS & PARTRIDGE

**CHALKSTREAM
KINGS SOMBORNE, STOCKBRIDGE**











CHALKSTREAM, WINCHESTER ROAD, KINGS SOMBORNE, STOCKBRIDGE, HAMPSHIRE, SO20 6NZ

A WELL APPOINTED SEMI DETACHED HOUSE WITH AN EXCELLENT GARDEN ROOM EXTENSION, SET BACK FROM THE ROAD AMID ATTRACTIVE MATURE GARDENS ON THE EDGE OF THE VILLAGE, WITHIN A SHORT DRIVE OF STOCKBRIDGE, WINCHESTER, AND ROMSEY

**EXCELLENT WALKS IN AND AROUND THE VILLAGE
SHOP/POST OFFICE - CHURCH - PRIMARY SCHOOL - PLAYING FIELDS - VILLAGE HALL
SET BACK FROM THE ROAD
MATURE GARDENS - PARKING - GARAGE
IMPRESSIVE EXTENDED GROUND FLOOR LIVING**

OFFERS INVITED AROUND: £675,000 Freehold

DESCRIPTION

An attractive modern semi-detached house built by Berkeley Homes, featuring well-appointed accommodation with traditional finishes, together with a detached garage/workshop and off-road parking. The property and its neighbour are set back from Winchester Road and both benefit from attractive front gardens running down to a stream, while Chalkstream also enjoys a mature and well-enclosed rear garden. The most notable feature is the extended ground floor, which includes a reception hall and cloakroom, a living room with fireplace, and a separate family room that could serve as a formal dining room or an ideal study/library for those working from home. There is also an impressive garden room with a high vaulted ceiling and fully glazed front and rear elevations, with doors opening out onto the gardens, in addition to a kitchen/breakfast room and an extended utility/workroom which also functions as a boot room.

LOCATION

The property is situated on the edge of the village of Kings Somborne, which offers everyday facilities including a post office/store, primary school, and church. 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

Paved path off driveway with herbaceous and lavender borders to either side leading to a tiled entrance porch with light. Composite and part glazed door leads into:

Reception Hall	Patterned Amtico flooring. Dado rail. High ceiling with coving and two ceiling lights each with decorative rose. Staircase with detailed exposed balustrade to one side rises to the first floor. Panelled door conceals a deep cloaks cupboard with hanging rail and shelving above. Small pane glazed doors lead to the living room and family room with panelled doors to the kitchen/breakfast room and:
Cloakroom	White suite wall hung wash hand basin with mirror above. Low level WC. Ceramic tiled flooring and part tiled walls. Ceiling down lighter. Extractor fan.
Living Room	A triple aspect square reception room with central fireplace housing an inset cast iron log burning stove with polished hearth, surround and decorative limestone mantelpiece. Wide glazing with central double doors to rear aspect opening onto the rear terrace and providing views over the garden. Further windows to side and front aspects. Detailed ceiling coving. Wall lights and two pendant lights points, each with decorative rose. Glazed door into:
Garden Room	A superb extension and versatile living space featuring a high vaulted ceiling with two long pendant light points and fully glazed front and rear aspects, each with central double doors and high apex glazing above leading out onto a front terrace and pergola and the rear terrace and main garden. Corner log burning stove with curved glass hearth, log store beneath and exposed flue above. Wall light points. Porcelain tiled flooring and two matt grey radiators.
Family Room	Or an ideal study/library. Spacious and dual aspect. Window to the front aspect overlooking garden leading down to the stream. Further window to side aspect. Two ceiling light points each with decorative rose. Ceiling coving. Built in storage to one corner and dado rail.
Kitchen/Breakfast Room	Roll top work surfaces with similar upstand. 1½ bowl stainless steel sink unit with drainer and mixer tap. A range of cream fronted high and low level cupboards and drawers incorporating a tall pull out larder/carousel, open fronted wine rack, deep pan drawers and two high level frosted glazed china cabinets with integral lights. Integrated fridge and freezer with tall broom cupboard to one end. Integrated Neff oven and grill with Neff combination oven above. Separate four ring Neff induction hob with coloured glass splash back and curved glass/aluminium extractor and light over. Integrated dish washer and recycling area. Under counter wine fridge. Space for family breakfast table. Ceiling down lighters. Ceiling coving. Ceramic tiled flooring and a half glazed stable style door with high level windows to either side opening into:
Utility/Boot Room	This features a high profile ceiling with large central Velux sky light and surrounding down lighters as well as a glazed corner overlooking the rear garden with a half glazed stable door to the rear terrace. Ceramic tiled flooring. Similar roll top work surfaces and upstand. Inset stainless steel sink with mixer tap and drainer. Recess for washing machine. High and low level cupboards. Further storage to one end. Ceramic tiled flooring. Additional roll top work surface providing further storage beneath. Viessmann wall hung LPG fired boiler.
FIRST FLOOR	Long central landing with balustrade continues overlooking stairwell. Detailed ceiling coving. Three ceiling light points, each with decorative rose. Dado rail. Loft hatch. Door to deep walk in airing cupboard with hot water tank and comprehensive slatted shelving. Further panelled doors to:
Principal Bedroom	A large double bedroom with dressing area and wide built in double cupboard. Two windows to the rear aspect. Two pendant light points and panelled door to:

En Suite Shower Room	Ceramic wash hand basin with mixer tap. Mirror fronted cabinet and shaver socket, double cupboard beneath. Low level WC. Glass door into large walk in shower enclosure with mixer shower. Towel radiator. Ceramic tiled flooring and part tiled walls. Down lighters and extractor fan.
Bedroom Two	A square double bedroom with window to the front aspect overlooking the front garden and toward the stream. Built in double wardrobe cupboard. Pendant light point.
Bedroom Three	A good single bedroom with window to the side aspect. Ceiling coving and pendant light point.
Family Bathroom	White suite with pedestal wash hand basin with mixer tap and mirror fronted cabinet above. Shaver socket to one side. Low level WC. Panelled bath with mixer tap/hand held shower attachment to one end with overhead mount and glass shower screen. Ceramic tiled flooring and mainly tiled walls. Obscure glazed window to front aspect. Towel radiator. Down lighters. Extractor fan.
OUTSIDE	The property and the attached neighbour are accessed over a bridge with parapet brick walls to either side opening onto a shingle stone edged driveway passing the front of the neighbouring property and leading on to a parking area, Chalkstream and access to the single garage.
Front Garden	The open front garden is level lawn interspersed with a variety of trees, shrubs and flower borders running down to the stream. To the side of the garden there is a circular stone terrace with rose covered pergola above.
Garage	Brick elevations beneath a tiled roof. Barn style double doors to front. Comprehensive shelving and space for workshop. Fluorescent strip light and power points. Windows and half glazed door opening into:
Rear Garden	Stone and gravelled terrace spanning the rear of the property full of shrubs, grasses and flowers and ideal for entertaining. Large level lawn with a large flowering cherry to the rear boundary, further specimen trees and shrubs. The boundaries are well screened by a mixture of fencing and hedging plants. Outside lights. Power point and tap.
Services	Mains water drainage and electricity. LPG fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6NZ
Council Tax	Test Valley Borough Council - Band E

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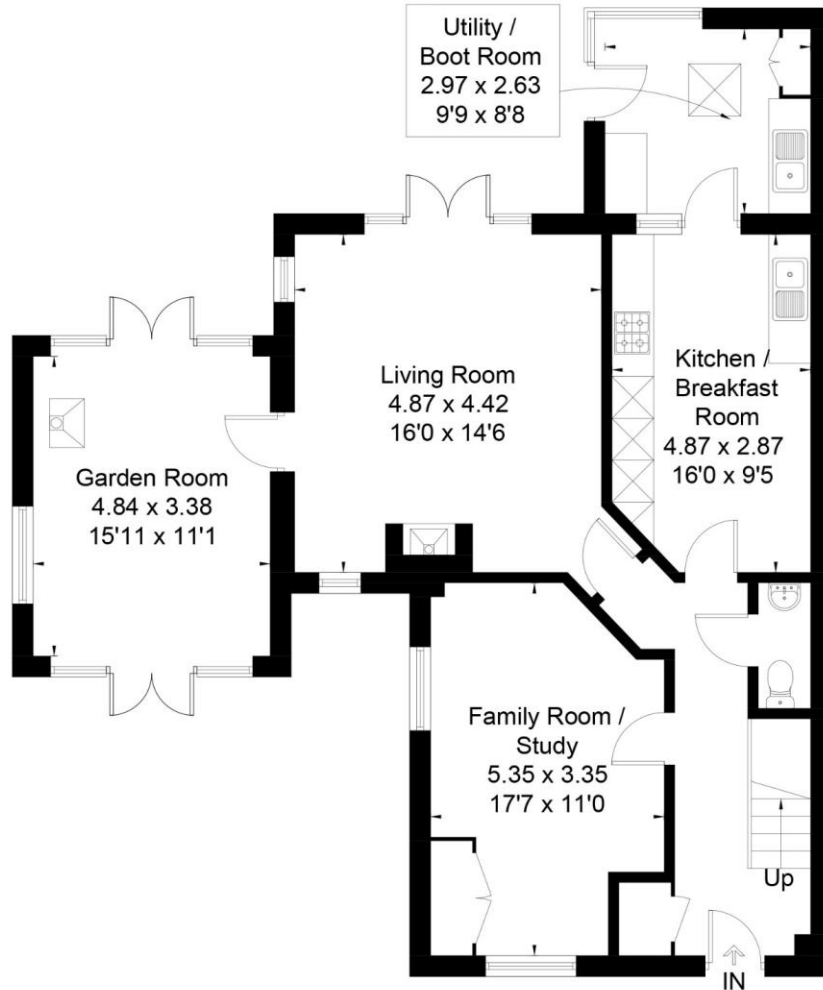
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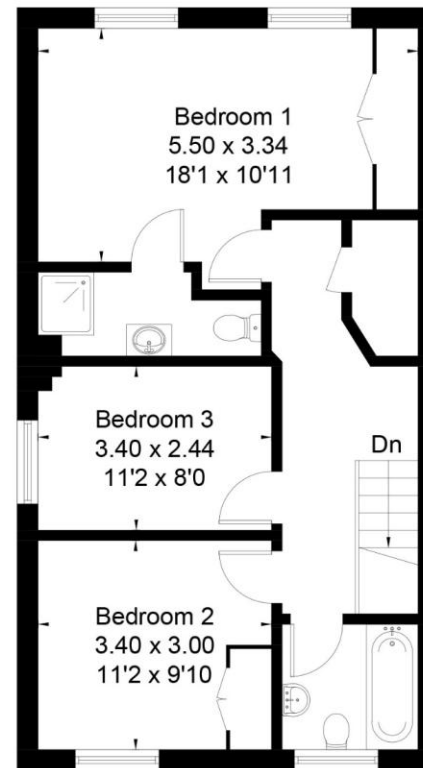
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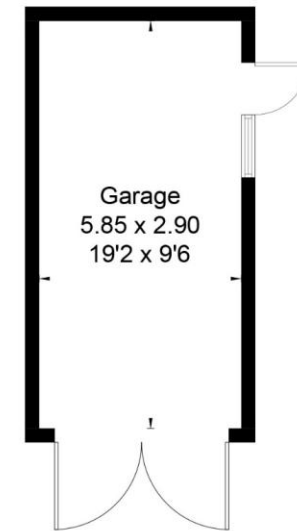
Approximate Floor Area = 148.4 sq m / 1597 sq ft
 Garage = 17.0 sq m / 183 sq ft
 Total = 165.4 sq m / 1780 sq ft



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 #104545

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	11E	10D
21-38	F		
1-20	G		