EVANS & PARTRIDGE
ROSEMARY COTTAGE
KINGS SOMBORNE

ROSEMARY COTTAGE, STOCKBRIDGE ROAD, KINGS SOMBORNE, STOCKBRIDGE, HAMPSHIRE, SO20 6PH

AN ATTRACTIVE DETACHED COTTAGE OF TREMENDOUS CHARACTER, SET WITHIN BEAUTIFULLY LANDSCAPED SURROUNDING GARDENS, SITUATED ON THE EDGE OF THIS POPULAR VILLAGE AND BENEFITTING FROM A RANGE OF LOCAL AMENITIES

PROFESSIONALLY LANDSCAPED GARDENS
PLENTY OF OFF ROAD PARKING, WORKSHOP/STORE
TWO RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM
TWO DOUBLE BEDROOMS, BATHROOM, SHOWER ROOM
POST OFFICE/SHOP, PUB, CHURCH, PRIMARY SCHOOL
CLOSE TO STOCKBRIDGE, WINCHESTER AND ROMSEY

OFFERS INVITED AROUND: £445,000 Freehold

DESCRIPTION

An attractive detached period cottage that benefits from not being listed and has mainly double glazed windows. The property has whitewashed elevations beneath a thatched roof with a lean to building to one side under slate, currently used as a workshop and store but with potential to be converted into a home office. The gardens, particularly the front garden which frames the attractive view of the property, were professionally designed and planted by Hillier Gardens. The rear split level garden features a large terrace and an upper lawned area. The accommodation includes a central hall, a sitting room with an open fire and a dining room with an inglenook fireplace leading to the kitchen breakfast room. There is also a bathroom on the ground floor located close to the foot of the stairs. The first floor includes a landing with space for a desk, an internal landing, two dual aspect double bedrooms and a shower room.

LOCATION

The property is situated on the edge of the village just back off the A3057 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 — Access off driveway to tiled porch on exposed iron gallows brackets with lantern style light to one side. Panelled door with high level obscure glazed window leading into:

Reception Hall Wide with space for sideboard. Pendant light point. Window to the front aspect. Staircase with exposed beam above rising to the first floor. High cupboard concealing meter and fuse box. Pine latch doors to sitting room and bathroom. Small pane glazed door leading to dining room.

Sitting Room A well proportioned square shaped principal reception room. Well lit with dual aspect windows. Central open fireplace with stone surround, raised stone hearth and timber display sill above. Built in units to either side of fireplace comprising high level book/display shelving with low double cupboards. Wide picture window to the front aspect affords views through the trees and across the valley. Further window to rear aspect. Wall light points and deep cupboards extending beneath part of the staircase.

Dining Room A further well proportioned dual aspect reception room featuring a beautiful brick inglenook fireplace with raised brick edged hearth and exposed beam above. Wide picture window to the front aspect, further window to rear aspect and built in corner dresser comprising glazed display cabinets, high and low level cupboards, drawer and book shelving. Exposed ceiling timber and central pendant light point. Pine latch door into:

Kitchen/Breakfast Room Roll top work surfaces with ceramic tiled splashback. Stainless steel 1½ bowl sink unit with mixer tap and drainer. A range of pine fronted high and low level cupboards and drawers with high display recesses. Raised area with space for fridge freezer. Freestanding Hotpoint double oven with grill and four ring ceramic hob above, extractor fan and light concealed over. Under counter recesses and plumbing for both dishwasher and washing machine. Concealed oil fired boiler. Large picture windows to the front and side aspect. Quarry tiled flooring. Loft hatch. Door to garden. Space for small breakfast table.

Bathroom Heritage suite comprising corner bath with seat. Pedestal wash hand basin. Low level WC and corner glass/tiled enclosure with electric shower. Half tiled walls. Walnut effect flooring. Two high level windows to rear aspect. Ceiling light point.

FIRST FLOOR

Central Landing/Study Area Pendant light point. Room for a wide desk. Small window to the front aspect with attractive views over part of the village to countryside beyond. Pine latch doors to bedroom two and inner landing.

Inner Landing This provides a dressing area with built in wardrobes to one corner. Window to front aspect with far reaching views. Wall light point. Deep high level store over stairs and further doors to bedroom one and shower room.

Bedroom One A large dual aspect double bedroom. Window to the front aspect with views across the valley, further window overlooking the interesting rear garden. Exposed wall plate along two walls and a range of built in wardrobes to one corner with book shelving. Central pendant light point.

Bedroom Two Dual aspect double bedroom. Exposed framework. Window to front aspect overlooking part of the valley. High level window to gable end. Built in wardrobe, loft hatch. Pendant light point.

Shower Room Exposed wind brace and beam. Chimney breast rising to one side. Pedestal wash hand basin with tiled splashback. Low level WC and folding glass door into tiled enclosure with Triton electric shower. Heated linen cupboard to one side. Shaver mirror and shaver socket. LED wall light.

OUTSIDE

Front

Splayed access onto a large tarmac driveway providing parking and turning space to either side of the driveway. Curved stone and brick retaining walls. Garden design and planting by Hillier Gardens featuring herbaceous borders full of herbs, flowers, shrubs and specimen trees. To one end of the cottage there is a lean-to extension. White wash brick elevations beneath a slate roof - an ideal workshop and store with double glazed windows to the front and side aspect and personnel door from drive. This could easily be converted into a home office. Paths lead round either side of the property converging on the rear garden comprising of a generous paved terraced area across the full width of the property, ideal for barbeques and entertaining. Further decorative stone retaining walls and curved stone steps rise to upper tiers. A level lawn and sloping wild flower areas dotted with specimen trees, shrubs and currently full of Spring flowers and bulbs. Raised oil tank concealed by climbing plants and small courtyard area outside the kitchen door.

Services

Mains electricity, 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.**

Directions

SO20 6PH

Council Tax

Test Valley Borough Council - Band F

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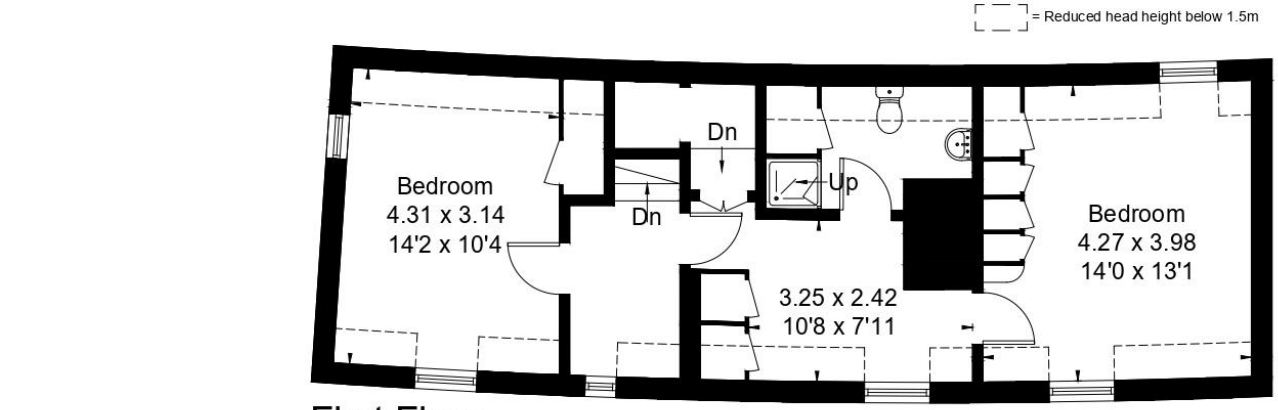
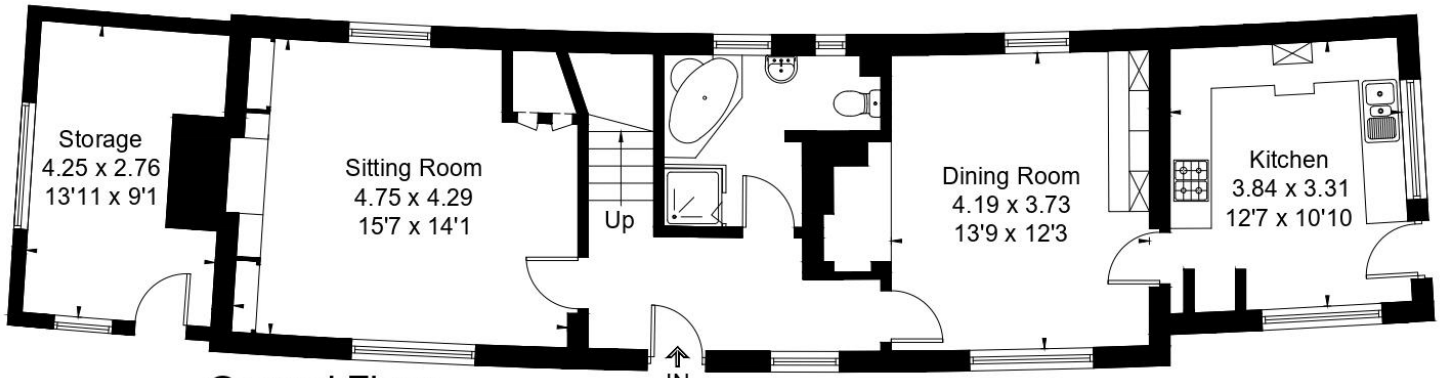
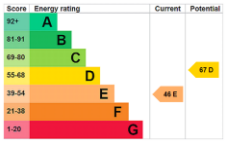
Approximate Floor Area = 128.1 sq m / 1379 sq ft
Storage = 11.8 sq m / 127 sq ft
Total = 139.9 sq m / 1506 sq ft



First Floor



Ground 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 #104429