



EVANS & PARTRIDGE

23 NELSON CLOSE
STOCKBRIDGE











23 NELSON CLOSE, STOCKBRIDGE, HAMPSHIRE SO20 6ES

A SPACIOUS THREE DOUBLE BEDROOM END OF TERRACE HOUSE THAT HAS BEEN MODERNISED IN RECENT YEARS, QUIETLY SITUATED ON THE SOUTH SIDE OF STOCKBRIDGE WITHIN A FEW MINUTES LEVEL WALK OF THE CENTRE OF THE HIGH STREET, WITH SINGLE GARAGE AND MANAGEABLE FRONT AND REAR GARDENS

**SPACIOUS, LIGHT AND AIRY
OPEN PLAN LIVING WITH MODERN FITTED KITCHEN
THREE DOUBLE BEDROOMS
ENCLOSED LOW MAINTENANCE GARDEN
SHORT WALK TO THE HEART OF THE TOWN OR STOCKBRIDGE MARSH
GARAGE IN NEARBY BLOCK**

OFFERS INVITED AROUND: £595,000 Freehold

DESCRIPTION

An end of terrace house built in the 1970s with brick and tile hung elevations beneath a tiled roof, benefiting from fairly recent double glazing throughout and oil fired central heating with an external boiler and pressurised hot water cylinder. The accommodation is spacious and light with large windows and comprises an enclosed entrance porch, reception hall with cloakroom, large living room with bay window, and a modern kitchen with appliances included, island unit and space for a dining table in front of folding glass doors opening to the rear garden. The first floor provides three double bedrooms, two of which are particularly well proportioned, and a family bathroom. Other houses in the terrace have carried out loft conversions to create an additional large bedroom and bathroom, subject to the necessary consents. The property has an open front garden, a well enclosed rear garden and a single garage in a nearby block, and although there is no allocated parking there is generally ample parking available close by.

LOCATION

The property is situated in Stockbridge which offers a variety of shops including a delicatessen, post office, hotel, public houses, wine bar, restaurant, churches, doctors surgery, regular bus services, primary and secondary schools. The cathedral cities of Salisbury and Winchester and the abbey town of Romsey are all within a 20 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 a 15 minute drive away) as well as Grateley (about a 10 minute drive) with fast trains to Waterloo.

ACCOMMODATION

Entrance Porch

UPVC glazed door from outside into an enclosed porch with a low seat to one side, coat hooks and shelf above. Meter cupboard.
UPVC double glazed windows to the front and side aspects overlooking the surrounding gardens and towards water meadow where a foot bridge provides quick access to the High Street or access to Stockbridge marsh and the Test Way. Internal UPVC/obscure glazed door with matching side panel opening into:

Reception Hall	Staircase rising to the first floor with open storage recess beneath and balustrade to one side. Oak effect flooring. Pendant light point. Fuse box. Half glazed double doors opening into the living room. Panel doors to cloakroom and kitchen/dining room.
Cloakroom	Ceramic wash hand basin with mixer tap and tiled splash back with cupboard beneath. Low level WC. Patterned ceramic tiled flooring. Ceiling light point. Extractor fan.
Living Room	A principal reception room featuring a wide bay picture window to the front aspect with bespoke built in plantation shutters and deep display sill. Oak effect flooring throughout. Central pendant light point. Former fireplace opening. Wide walkway through to:
Kitchen/Dining Room	Thin profile stone effect work surfaces with coloured glass splash back. Central island with cupboards beneath and four zone induction hob above. Range of high and low level cupboards and drawers. Stainless steel sink unit with corner mixer tap. Integrated slimline dishwasher. Integrated Smeg oven and grill with Smeg microwave to one side. Freestanding fridge/freezer. Washing machine. Oak effect flooring continues. LED downlighters. Picture window overlooking the rear garden. Access to either side of the island leading to the dining area, where there are folding glazed doors opening onto the rear patio and garden. Space for dining table. Pendant light point.

FIRST FLOOR

Landing	Central landing overlooking the staircase. Loft hatch. Pendant light point. Panel doors to:
Bedroom One	A generously proportioned double bedroom with picture window to the front aspect providing a view towards the water meadow to one side. Central pendant light point. Built in double wardrobe cupboard.
Bedroom Two	A spacious double bedroom with picture window to the rear aspect. Built in double wardrobe cupboard. Pendant light point.
Bedroom Three	Double bedroom with window overlooking the rear garden. Pendant light point.
Bathroom	White suite comprising panel bath with tiled surround and glass shower screen with overhead and handheld shower attachment. Pedestal wash hand basin with mixer tap. Mirror with strip light and shaver socket above. Low level WC. Chrome towel radiator. Obscured glazed window. LED downlighters. Double doors concealing a deep cupboard extending above the stairs housing the pressurised hot water cylinder and slatted linen shelving.

OUTSIDE

Front Garden	Level lawn extends to the front of the house with paved steps leading from the pavement to the entrance porch. Shrubs beneath the bay window.
Rear Garden	Enclosed by tall close boarded fencing. Central lawn with paved terrace areas. Herbaceous borders, fruit trees and trellis with climbing plants. Gate to the rear providing access to a nearby single garage store within a block.
Garage	Up and over door.

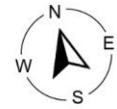
Services	Mains electricity, water and drainage. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6ES
Council Tax	E

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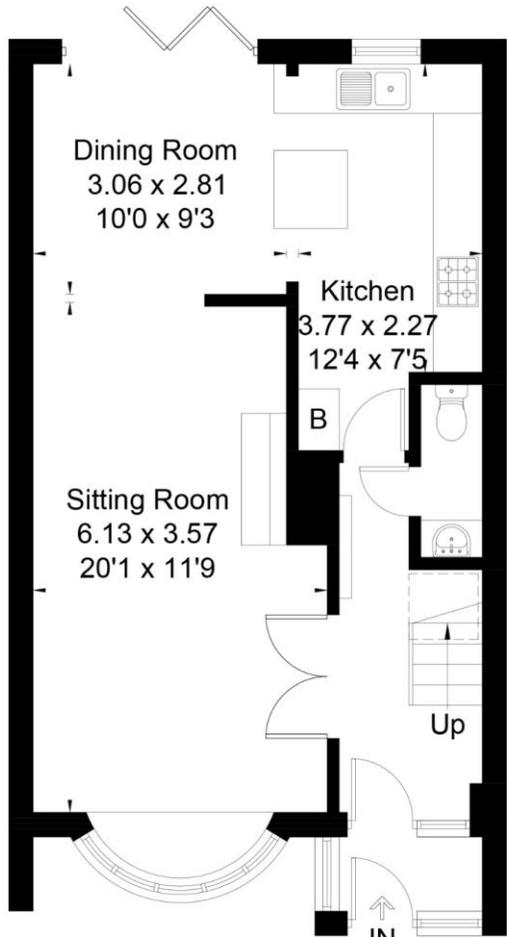
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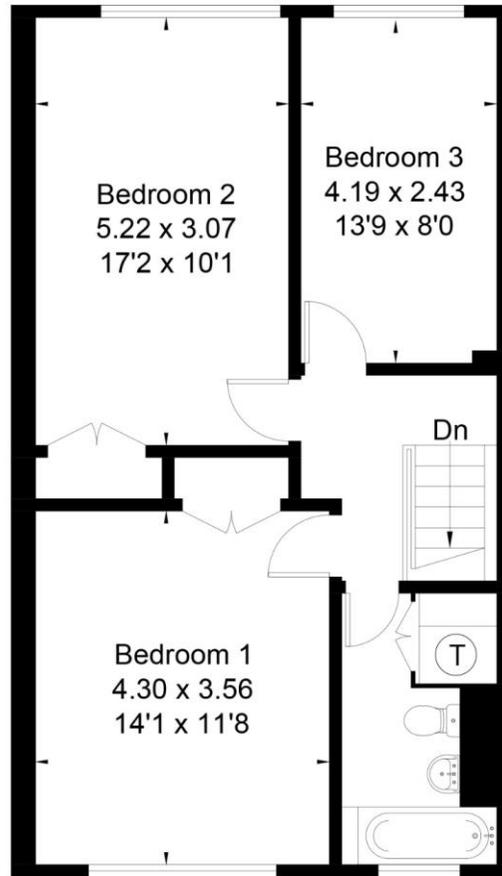
Approximate Floor Area = 112 sq m / 1205 sq ft
 Garage = 13.9 sq m / 149 sq ft
 Total = 125.9 sq m / 1354 sq ft



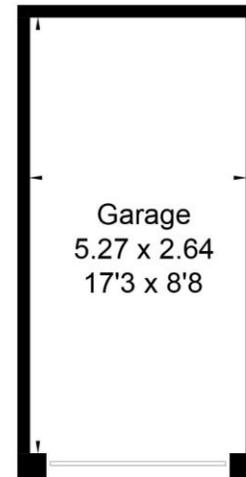
 = Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	41.0	41.0
39-54	E		
21-38	F		
1-20	G		