



6 WESSEX MEWS, HIGH STREET
STOCKBRIDGE, HAMPSHIRE

EVANS & PARTRIDGE















6 WESSEX MEWS, HIGH STREET, STOCKBRIDGE, HAMPSHIRE, SO20 6HE

A STUNNING AND BEAUTIFULLY APPOINTED FIRST AND SECOND FLOOR DUPLEX MAISONETTE RECENTLY COMPLETELY MODERNISED TO AN EXCEPTIONALLY HIGH STANDARD WITH SOUTHERLY FACING ROOF TERRACE AND PARKING SPACE, SITUATED IN THE HEART OF THIS HIGHLY SOUGHT AFTER TOWN

**GROUND FLOOR: RECEPTION HALL, LARGE UTILITY / STORE ROOM
FIRST FLOOR: HALL, LARGE LIVING ROOM, LUXURY KITCHEN WITH SEPARATE DINING AREA, SHOWER ROOM
SECOND FLOOR: BEDROOM ONE, BEDROOM TWO WITH STUDY AREA, SHOWER ROOM
PARKING SPACE, SOUTHERLY FACING ROOF TERRACE**

OFFERS INVITED AROUND: £465,000 Share of Freehold

DESCRIPTION

An exciting opportunity to purchase a cleverly and tastefully modernised maisonette, an excellent design has maximised the use of space providing comfortable stylish and well-appointed accommodation. To the ground floor there is a reception hall and spacious utility with comprehensive built-in storage. The first floor provides surprisingly generous living accommodation with pocket doors to maximise space. There is a large dual aspect living room and open plan modern kitchen with separate dining area, both rooms enjoying views to the front over the High Street and towards the Church and glazed doors leading onto the sunny south facing roof terrace, ideal for entertaining. There is also a shower room on the first floor. An attractive open tread oak spiral staircase rises to the second floor where there are two bedrooms and a further new shower room. Outside the entrance to the property is set back from the High Street beneath an arch and there is also the benefit of a parking space to the rear of the property.

Agent's Note: Whilst the property is leasehold, Wessex Mews Management Company collectively owns the freehold. A new 999 year lease was granted in 1998. The Management Company has previously asked for a contribution of £125 per annum towards maintenance of the communal areas and buildings insurance.

LOCATION

The property is situated in a small exclusive development in the centre of Stockbridge High Street, within a short level walk of excellent amenities and also the Common traversed by the renowned River Test. Stockbridge offers a variety of shops, a Post Office, hotels and public houses, churches, a doctors' surgery and 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

Entrance

Contemporary outside light. Hardwood panel door with fan light leading into:

Reception Hall

Coir matting. Turning oak staircase rising to first floor. Feature wallpapered wall. Alcove with bench, drawers beneath, coat hooks and shelf above. Cupboard housing meter/fuse box. Shelved unit. LED down lighters. Panel door into:

Large Utility/Store Room (Former garage) Roll top marble effect work surface with inset stainless steel sink unit with drainer and mixer tap, cupboard beneath. Space and plumbing for washing machine, space for tumble dryer and under-counter freezer. Comprehensive range of full height cupboards with shelving and hanging rails. Limed oak effect porcelain tiled floor with under floor heating. Sheila Maid. LED down lighters. Window to rear aspect.

FIRST FLOOR

Hall Port hole window to rear aspect (south). Contemporary wall light. LED down lighters. Bespoke contemporary turning open tread spiral staircase with curved oak balustrade rising to second floor bedrooms and shower room. Oak flooring. Pocket doors to living room and kitchen with dining area. Panel door to shower room two.

Living Room (Substantial dual aspect reception room) Contemporary glass fronted fire with shelved display units and concealed LED lighting to either side. Two windows to front aspect (with views across the High Street towards St Peter's Church). Further shelved alcove. Window to rear aspect with views towards Stockbridge Common. Aluminium frame glazed patio door leading onto roof terrace (southerly facing). LED down lighters. Wall mounted TV. Coving.

Kitchen with separate Dining Area (Beautifully fitted and well appointed) Stainless steel 1½ bowl sink unit with mixer tap and Quooker instant boiling water tap, stone drainer to side. White stone work surfaces with similar upstand extending into window recess. Range of matt grey high and low level cupboards and drawers incorporating peninsular unit dividing dining area. Miele four zone ceramic hob with stone splashback and stainless steel Miele extractor hood above. Integrated oven and grill with Miele combination oven above. Integrated under-counter fridge and slim-line Miele dishwasher. Full height larder cupboard with drawers. Limed oak effect porcelain tiled floor with under floor heating throughout kitchen and dining area. LED down lighters. Panel door with spice rack opening into shelved pantry also housing pressurised Tempest hot water cylinder and expansion tank. Dining Area: Ample space for table. Shelved recess with LED lighting. Folding aluminium frame triple door opening onto roof terrace.

Shower Room Two (Beautifully fitted). White suite comprising wash hand basin with mixer tap, drawers beneath, inset mirror above with spot light and shaver socket. Low level WC with concealed cistern. Corner glass/tiled enclosure with shower. Chrome towel radiator. Ceramic tiled walls. Ceramic tiled floor with underfloor heating. Extractor fan.

SECOND FLOOR Spiral staircase with display sills to either side rises to:

Landing Oak balustrade continues. Ceiling down lighters and spot lights. Panel doors to bedrooms and shower room one.

Bedroom One (Double bedroom) Apex dormer window to front aspect with views towards the church. Window seat with storage beneath. LED down lighters. Low door into eaves storage.

Bedroom Two Apex dormer window to rear aspect. Built-in desk with shelving to side. LED down lighters. Low door into eaves storage.

Shower Room One (Beautifully fitted) White suite comprising contemporary circular Roca wash hand basin on marble effect Corian top with Grohe mixer tap, drawer beneath. Low level WC with concealed cistern. Frameless glass/fully tiled wet area with Grohe shower, bottle recess with lights. Mirror with light and concealed shelving behind. Chrome towel radiator. Velux light to rear aspect. Ceramic tiled walls. Ceramic tiled floor with under floor heating. LED down lighters. Extractor fan.

OUTSIDE

First Floor Terrace Courtyard Garden	(Southerly facing) Large L-shaped area, ideal for potted plants and entertaining, well enclosed by brick walling with trellis above and established climbing plants. Paved floor. Wall light points.
Parking	Off road parking space behind property. Unrestricted free parking in Stockbridge High Street.
Services	Mains electricity, water and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6HE
Council Tax	D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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www.evansandpartridge.co.uk

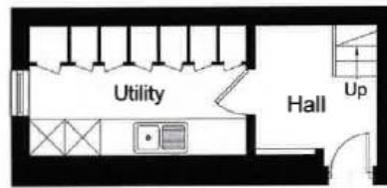
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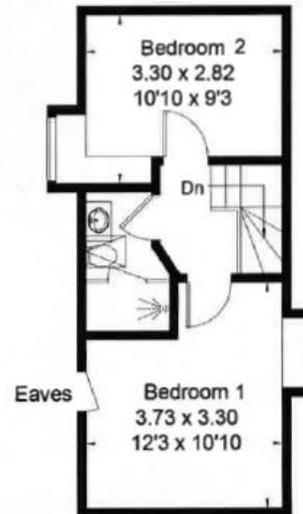
Approximate Area = 95.5 sq m / 1028 sq ft



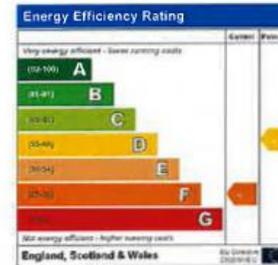
First Floor



Ground Floor



Second Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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