



EVANS & PARTRIDGE

**7 NELSON CLOSE
STOCKBRIDGE**











7 NELSON CLOSE, STOCKBRIDGE, HAMPSHIRE, SO20 6ES

A SPACIOUS THREE DOUBLE BEDROOM MID TERRACE HOUSE WITH SCOPE AND POTENTIAL FOR UPDATING AND REMODELLING SUBJECT TO NECESSARY CONSENTS ON THE SOUTH SIDE OF STOCKBRIDGE HIGH STREET A LEVEL WALK OF THE CENTRE OF THE HIGH STREET WITH VIEWS AND PRIVACY.

**SPACIOUS LIGHT AND AIRY THREE DOUBLE BEDROOMS
SOUTHERLY FACING ENCLOSED LOW MAINTENANCE GARDEN
SHORT WALK TO HEART OF TOWN OR STOCKBRIDGE MARSH
GARAGE IN NEARBY BLOCK**

OFFERS IN THE REGION OF: £595,000 Freehold

DESCRIPTION

An mid terrace house built in the 1970s with brick and tile hung elevations beneath a tiled roof benefitting from double glazing throughout and oil fired central heating. The accommodation is spacious and light with large windows and comprises of an enclosed entrance porch, reception hall with cloakroom, large living room with bay window and open fire (not in use), dining/breakfast room enjoying views with southerly aspect over the garden, galley style kitchen with sit up breakfast bar. The first floor provides three double bedrooms, two of which are well proportioned and a family bathroom/shower room. Other houses in the terrace have carried out loft conversions to create an additional large bedroom and bathroom subject to necessary consents. The property has an open front garden and a well enclosed south facing rear garden with views beyond to water meadows. There is a single garage in a nearby block and although there is no allocated parking there is generally ample parking nearby.

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

Approach	Steps with handrail lead to:
Entrance Porch	UPVC glazed door from outside into an enclosed porch, coat hooks and bulkhead light above. UPVC double glazed window to the front and side aspect overlooking the surrounding gardens where a footbridge provides quick access to the High Street or access to Stockbridge Marsh / Test Way. Internal water tap (for watering pots at front garden). Internal UPVC glazed door with matching side panel and letterbox opening into:
Reception Hall	Staircase rising to first floor with closed recess beneath and balustrades to both sides. Carpet flooring. Pendant light point. Fuse box. Glazed double doors opening into living room. Panelled door to cloakroom, kitchen/breakfast room.

Cloakroom	Hand wash basin with vanity cupboard beneath and tiled splashback. Low level WC. Extractor fan, ceiling light point, vanity mirror and shelf above.
Living Room	Approachable reception room featuring a wide bay picture window to the front aspect with deep display sill. Carpet flooring. Open fireplace currently not in use. Stone surround with wooden mantelpiece above and granite hearth and display shelf. Wall lights, wall mounted lighting points. Wide archway leading to:
Breakfast/Dining Room	Dining Room: Ceiling pendant light, sliding UPVC door leading to south facing terrace. Panelled door leading to:
Kitchen	Galley style kitchen with a range of high and low level cupboards and drawers. Stainless steel sink unit with tap and draining board. Plumbing and provision for washing machine. Zanussi built in under counter fan oven with four zone electric hob with Zanussi extractor above. Space for freestanding fridge freezer. Breakfast bar with wood roll top worktops. Worcester Danesmoor 20/25 oil fired boiler. Ceiling strip lighting plus pendant lighting. UPVC partially glazed door with matching side panel and fanlight leading to garden and patio terrace.
Landing	Central landing overlooking the staircase. Loft hatch with ladder leads to large loft with scope and potential to convert into additional accommodation, subject to necessary consents. Pendant light point. Panelled doors to large airing cupboard housing the hot water cylinder.
Bedroom One	A generously proportioned double bedroom with picture window to front aspect providing a view towards the communal garden and water meadows where a footbridge provides quick access to the High Street or access to Stockbridge Marsh / Test Way. Central pendant light point, built in double wardrobe.
Bedroom Two	A spacious double bedroom with a picture window to the rear aspect enjoying views over the water meadows. Built in double wardrobe cupboard, pendant light point.
Bedroom Three	Double bedroom with window overlooking the rear garden and water meadows with marsh beyond. Pendant light point.
Bathroom	White suite comprising large walk in shower, glass screen, with overhead mixer shower and rain head. Pedestal wash hand basin. Mirrors with corner vanity cupboard. Low level WC. Chrome heated towel radiator. Obscure glazed window. Pendant ceiling light. Wood effect flooring.
<u>OUTSIDE</u>	
Front Garden	Level lawn extends to the front of the house with paved steps and metal handrail leading from the pavement to the entrance porch.
Rear Garden	A well enclosed private southerly orientated garden with close boarded fencing to three sides. Motorised sun canopy and recently installed sandstone paved terrace with mobility access ramp leading to garden shed and gate accessing Nelson Close. Oil tank and wheelie bin storage situated behind shed. Herbaceous borders to both sides of garden. Manageable level lawn. The garden with its southerly orientation offers views to the water meadows beyond. Gate to the rear of the garden provides access to Nelson Close and nearby single garage within a block.
Garage	In Block. Up and over door.

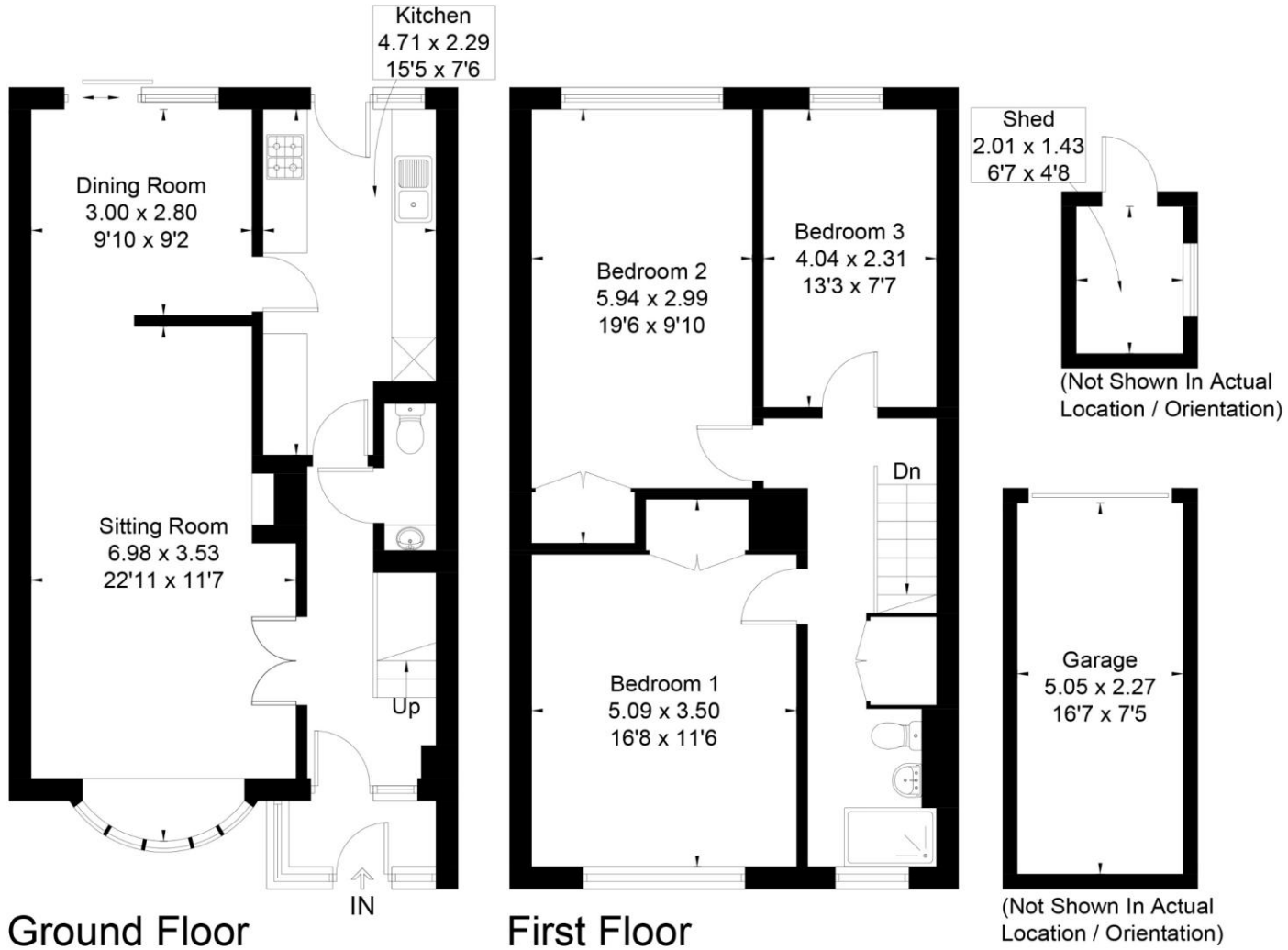
Services	Mains electricity, water and drainage. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6ES
Council Tax	Test Valley Borough Council - Band E

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Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF

Approximate Floor Area = 109.5 sq m / 1179 sq ft
 Garage = 11.4 sq m / 123 sq ft
 Total = 120.9 sq m / 1302 sq ft (Excluding Shed)



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 #105026

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		

Score: 81.0
 Energy rating: B
 Current: 81.0
 Potential: 82.8