



EVANS & PARTRIDGE

19 LITTLE DEAN COURT
WINTON HILL, STOCKBRIDGE











19 LITTLE DEAN COURT, WINTON HILL, STOCKBRIDGE, HAMPSHIRE, SO20 6HL

NO FORWARD CHAIN - A MODERN FIRST FLOOR FLAT WITH TWO BALCONIES ENJOYING FAR REACHING VIEWS OVER FARMLAND AND COUNTRYSIDE, SITUATED ON THE EDGE OF THIS SOUGHT AFTER TOWN.

**ENTRANCE HALL, LIVING ROOM WITH BALCONY, KITCHEN
TWO BEDROOMS (ONE WITH BALCONY), BATHROOM
PARKING SPACE, LANDSCAPED COMMUNAL GARDENS
IDYLLIC AND PEACEFUL SETTING
SHORT WALK TO STOCKBRIDGE HIGH STREET
NO FORWARD CHAIN
LEASEHOLD 987 YEARS - SHARE OF FREEHOLD
MAINTENANCE £1600 PER ANNUM**

OFFERS INVITED AROUND: £250.000 Leasehold

DESCRIPTION

A modern first floor flat with no onward chain, constructed of brick elevations and benefitting from electric heating, UPVC double glazed windows and French doors. The accommodation comprises an entrance hall, living room with balcony from which there are far reaching views over the surrounding countryside. There is also a kitchen, two bedrooms (one of which has a balcony with fine views) and a family bathroom. Outside there are mature gardens and grounds with attractive views over the surrounding countryside together with reserved parking.

LOCATION

Little Dean Court is situated on the edge of Stockbridge, a short walk away from its range of amenities including a Post Office, shops, public houses and hotels, churches, a doctor's surgery, and primary and secondary schools. The cathedral cities of Winchester and Salisbury, and the abbey town of Romsey, are all within a 20 minute drive.

ACCOMMODATION

Approach

Brick steps to shared entrance. Door into communal hallway leading to four flats. Turning staircase with half landing rising to first floor and No. 19. Wooden door with high level glazed panel leading into:

Reception Hall

Window to front aspect. Covered fuse box. Built in coat cupboard with high level shelf and further cupboard above. Smoke alarm. Pendant ceiling light point. Panelled door leading into:

Sitting/Dining Room	A naturally light sitting room/dining room. Glazed double doors with further glazed panels to either side opening onto part covered brick balcony enclosed by wrought iron balustrade. From here there are stunning views over rolling farmland and countryside. TV/satellite point. Telephone point. Ceiling pendant lights. Loft hatch access. Wall mounted electric heater. Open doorway into inner hall. Further large opening into:
Kitchen	A combination of high and low level cupboards and drawers. Integrated eye level Bosch double oven and grill. Four burner Bosch induction hob. Stainless steel sink with drainer board, mixer tap. Recess and plumbing for washing machine. Recess for under counter fridge freezer. Roll top work surfaces with metro tiled splash backs. Ceiling spot lamps. Double corner picture window enjoying views over open countryside and the Test Valley.
Bedroom Two	Windows to front aspect. Range of built in cupboards with further cupboards above. Dimplex wall mounted electric heater.
Inner Hall	Smoke alarm. Doors to:
Bedroom One	Double bedroom. Glazed double doors with further glazed panels to either side opening onto brick part covered balcony enclosed by wrought iron railings. From the balcony there are far reaching views over the adjoining farmland and countryside. Dimplex wall mounted electric radiator. Ceiling pendant light point. Loft access.
Family Bathroom	White suite comprising bath with electric Triton shower, handheld attachment, mixer tap and glass shower screen. Floor to ceiling tiled splash backs. Close coupled WC. Screen wall with ceramic wash hand basin with central mixer tap. Storage cupboards beneath. Chrome heated towel rail. Illuminated vanity mirror. Dimplex wall mounted radiator. Overhead fan heater. Wall light point with shaver socket. Obscure glazed windows to front aspect. Oak laminate flooring.
Veranda One (covered)	Leads from main sitting room. Brick paved. Wrought iron balustrades. Far reaching views are enjoyed over the Test Valley.
Veranda Two (covered)	Accessed from bedroom one. Brick paved. Wrought iron balustrades. Far reaching views over fields and the Test Valley.
<u>OUTSIDE</u>	
Parking	There is an allocated parking space for residents and visitors' car parking.
Gardens	The property is set in mature gardens and grounds with extensive views over the surrounding countryside. The gardens are owned by Little Dean House Management Company Ltd who bear the maintenance costs and the residents of Little Dean Court enjoy access to the gardens but do not make any contribution towards the upkeep.
Services	Mains water, electricity and drainage. Immersion for domestic hot water. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

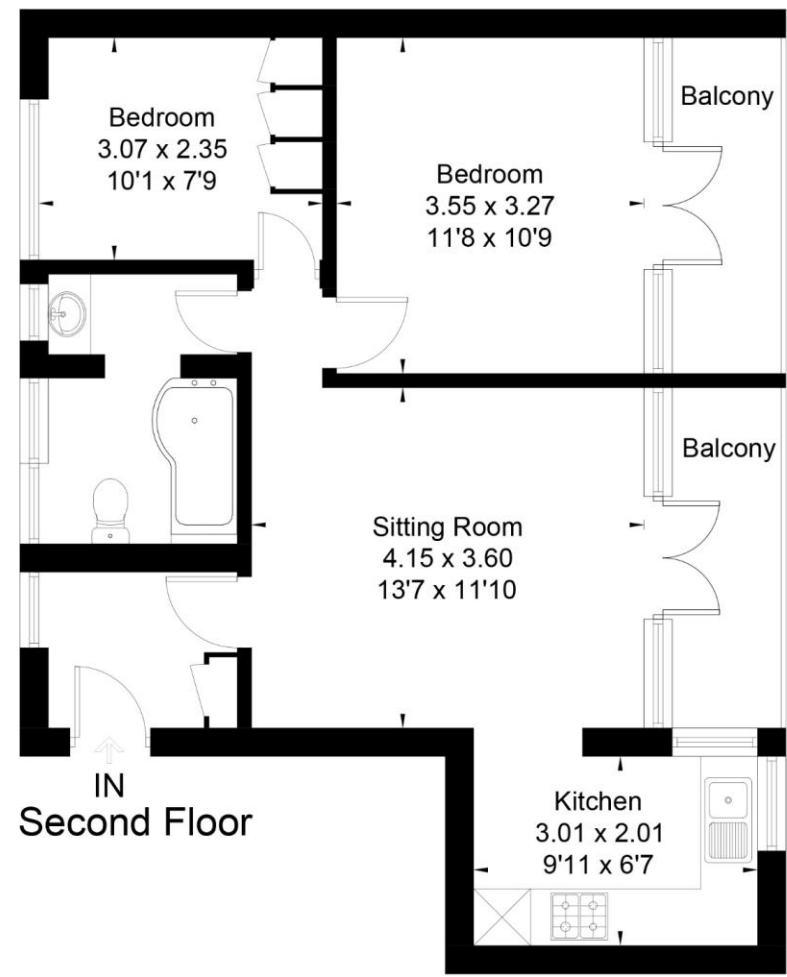
Directions	SO20 6HL
Council Tax	Test Valley Borough Council - Band C
Agent's Note	This is a leasehold property with approximately 987 years remaining. The annual service charge is approximately £1600.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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Approximate Floor Area = 53.2 sq m / 573 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	44 D	74 C
39-54	E		
21-38	F		
1-20	G		