



**EVANS & PARTRIDGE**

**4 WESSEX MEWS  
HIGH STREET, STOCKBRIDGE**























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

**A SPACIOUS HOUSE WITH LARGE ROOMS AND FOUR BEDROOMS ALL WITH EN SUITE BATH, SHOWER OR CLOAKROOMS, PARKING, GARAGE AND SOUTH FACING GARDEN SITUATED CENTRALLY IN STOCKBRIDGE OFF THE HIGH STREET**

**SET IN THE MIDDLE OF STOCKBRIDGE  
PARKING AND INTEGRAL GARAGE  
LANDSCAPED, LOW MAINTENANCE SOUTH FACING GARDEN  
LARGE LIGHT ROOMS  
SCOPE TO IMPROVE AND RESTYLE  
ACCOMMODATION ON THREE FLOORS WITH ROOM FOR A LIFT IF REQUIRED**

**OFFERS INVITED AROUND: £750,000 Share of Freehold**

## **DESCRIPTION**

A large, modern home set within a small courtyard of private residences in the heart of Stockbridge, tucked away from the busy High Street yet offering immediate, level access to the excellent local amenities. The property benefits from off-road parking for a few vehicles, as well as a garage, while the south-facing rear garden has been thoughtfully landscaped in a courtyard style with an attractive water feature. The spacious accommodation comprises of a reception hall with cloakroom/WC and a substantial open-plan living and dining room filled with natural light, featuring a fireplace with log burner, a conservatory, fitted kitchen, and separate utility room with access to the garage. The first floor offers three generous double bedrooms, each with its own en-suite (two shower rooms and a large principal bathroom serving the main bedroom), while the second floor provides a further large room suitable as an additional sitting room or fourth bedroom suite, along with a cloakroom.

## **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**

### **Approach**

Access off driveway to wide covered entrance porch with raised brick paving, lantern style light, part obscure glazed UPVC door leading into:

<b>Reception Hall</b>	Staircase rising to the first floor with handrail to one side. Door to deep understairs storage cupboard providing storage with coat rail and coat hooks and also housing the fuse boxes and plant for the PV solar panels. Central ceiling light point. Panel doors to open plan living/dining room, kitchen.
<b>Cloakroom</b>	Wash hand basin and low level WC. High level obscure glazed window. Ceiling light point and part tiled walls.
<b>Living/Dining room</b>	A substantial triple aspect principal reception area featuring a central brick fireplace housing a log burning stove on a quarry tile hearth with display shelf above. Full height picture window to the front aspect and space for family dining table. Pendant and wall light points. Two further obscure glazed casement windows to the side aspect to either side of the chimney breast. Central glazed rear door with full height glazing to either side providing access to the conservatory and view beyond to the garden.
<b>Conservatory</b>	UPVC double glazed elevations beneath a thermoplastic roof. This room enjoys views over the attractively landscaped courtyard style gardens and the water feature. Vaulted ceiling with pendant light point and glazed double doors opening onto the rear terrace.
<b>Kitchen</b>	Long granite effect roll top work surfaces to either side, all with ceramic tile splashbacks. A comprehensive range of high and low level cupboards and drawers including corner display shelving and glazed china display cabinet. Undercounter oven and grill with four ring ceramic hob above, extractor fan and light in decorative hood over. Window overlooking the rear garden. One and a half bowl sink unit with mixer tap and drainer. Integrated dishwasher and integrated undercounter fridge. Panel door connecting through to:
<b>Utility</b>	Well proportioned with a roll top work surface to one side. One and a half bowl sink unit with mixer tap and drainer. Range of high and low level cupboards with corner shelving to end. Undercounter recess and plumbing for washing machine with space for tumble dryer. Ceiling light point. Window and glazed door to rear aspect providing light and access to the garden. Further panel door into:
<b>Integral garage</b>	Providing an extremely useful store with lighting and power. This is currently used for storage rather than a vehicle. There is comprehensive shelving and plenty of space for appliances. Up and over door to front opens onto the courtyard.
<b>First Floor</b>	Central landing and further staircase ascends to the second floor. Ceiling light point and panel doors to:
<b>Principal Bedroom</b>	A spacious, square shaped, double bedroom with bay and picture window enjoying a southerly aspect and views towards the countryside. Mirror fronted sliding doors conceal a wardrobe space. Central pendant light point and panel door into:
<b>Principal Bathroom</b>	Matching suite comprising double ended Jacuzzi bath with central mixer tap, low level WC, bidet and wide wash hand basin with double cupboard beneath. Floor to ceiling tiled walls and large mirror fronted wardrobes to one corner. A southerly facing window provides light and a view. Ceiling light point, towel radiator.
<b>Bedroom Suite 2</b>	A further substantial double bedroom with bay and picture window to the front aspect. Central ceiling light point and space for large freestanding or built in bedroom furniture. Panel door into:
<b>En suite</b>	Pedestal wash hand basin, low level WC and large glass fronted tiled shower enclosure with electric shower. Ceiling light point. Obscure glazed window to front aspect. Floor to ceiling tiled walls.
<b>Bedroom Suite 3</b>	A smaller double bedroom with window to the front aspect. Pendant light point. Loft hatch and corner mirror fronted double wardrobe. Wall light point and panel door into:



<b>En Suite</b>	Pedestal wash hand basin, low level WC and glass door into tiled enclosure with electric shower. Obscure glazed window to rear aspect. Floor to ceiling tiled walls. Deep corner cupboard extending into the eaves. Ceiling light point.
<b>Second Floor</b>	Split level landing with a number of deep storage cupboards. Velux skylight to rear aspect and panel door into:
<b>Bedroom 4/ Upper Sitting Room</b>	A substantial double bedroom or an ideal second sitting room. This spacious room features three large windows providing southerly light and affording an elevated open aspect over farmland and Stockbridge Marsh. Two pendant light points. Eaves storage cupboards and panel door to:
<b>WC</b>	Pedestal wash hand basin. Part tiled walls. Low level WC. Obscure glazed window. Ceiling light point and extractor fan.
<b>Outside Front</b>	The access to Wessex Mews is almost directly opposite the church in the centre of Stockbridge. A tall tiled archway between the houses that front the High Street opens on to a block paved approach into a spacious central block paved courtyard. This gives access to the front entrance and garage and also provides plenty of off road parking to the front of the property. Ornate iron gates and railings open onto a further brick paved parking area to the side of the property with a further similar gate leading to the rear garden, tall brick wall along the side boundary.
<b>Rear Garden</b>	A beautifully hard landscaped and spacious courtyard style garden with the tremendous benefit of a southerly aspect comprising of a generous flagstone wrap around terrace surrounded by brick retained, well stocked herbaceous borders, ideal for potted plants and trees. A number of specimen trees are planted in the garden which is screened to either side by tall brick walls and to the rear by a close boarded timber fence. A corner water feature including two waterfalls comprises a raised wildlife pond and larger ornamental lower fishpond. Outside lighting and tap.
<b>Services</b>	Mains electricity, solar panels, mains water and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
<b>Agents Note</b>	There is a small annual maintenance charge of approximately £100-150 per annum, managed by Wessex Mews Management Ltd. The property is leasehold but shares a share of the freehold, the lease is for approximately 900 years.
<b>Directions</b>	SO20 6HE
<b>Council Tax</b>	Test Valley Borough Council - Band F

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

**Tel. 01264 810702**

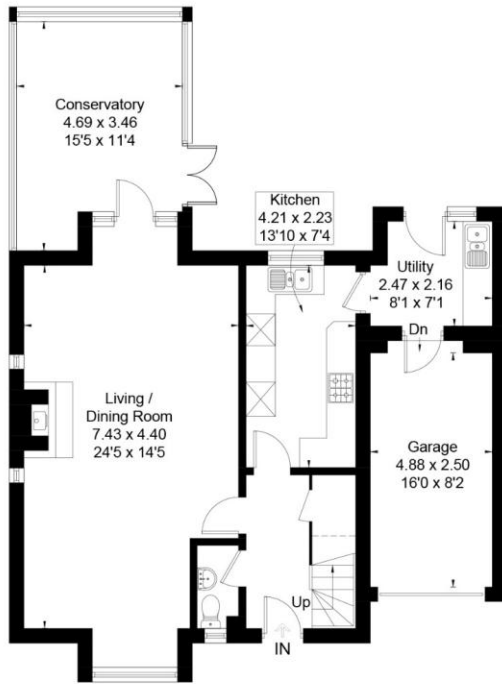
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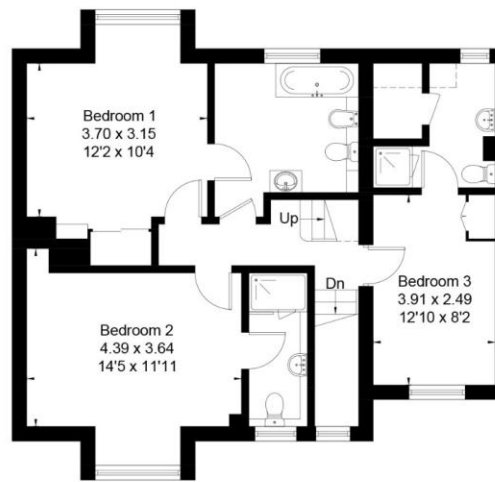


Approximate Floor Area = 206.5 sq m / 2223 sq ft

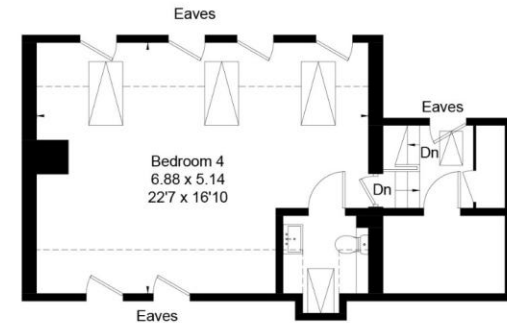


Ground Floor

= Reduced head height below 1.5m



First Floor



Second 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 #105818

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 G	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		