

**5 PROSPECT PLACE
STOCKBRIDGE, HAMPSHIRE**



EVANS & PARTRIDGE







5 PROSPECT PLACE, HIGH STREET, STOCKBRIDGE, HAMPSHIRE, SO20 6HF

AN ATTRACTIVE PERIOD COTTAGE, QUIETLY SITUATED IN A TUCKED AWAY POSITION BEHIND THE HIGH STREET
TOGETHER WITH A HANDFUL OF OTHER PROPERTIES

SITTING ROOM WITH OPEN FIREPLACE, KITCHEN/BREAKFAST ROOM
TWO BEDROOMS, BATHROOM/WET ROOM
PRIVATE AND SECLUDED FRONT GARDEN WITH GARDEN ROOM/SUMMERHOUSE
SMALL PARCEL OF ADDITIONAL LAND WITH POTENTIAL FOR SHED/VEGETABLE AREA
PLENTIFUL UNRESTRICTED PARKING ALONG THE HIGH STREET

OFFERS INVITED AROUND: £385,000 FREEHOLD

DESCRIPTION

An end of terrace period cottage, one of just four, constructed of attractive brick/flint/smooth rendered elevations beneath a slate roof with mainly UPVC double glazed windows. The compact accommodation comprises a sitting room with open fireplace and kitchen with space for a small dining table. To the first floor there are two bedrooms and a bathroom/wet room. Outside there is a private secluded garden to the front of the cottage which is laid to astroturf. There is also a small area of freehold land to the side of the path leading to the terrace from the High Street. Each of the cottages has the benefit of this land which offers space to erect a shed or create a raised vegetable bed.

LOCATION

The property is situated along a private gated pathway, set well back from the High Street and close The Common providing walks next to the River Test, and yet also within a short level walk of all local amenities. Stockbridge offers a broad variety of independent shops, a Post Office, hotels and bars, tea rooms/restaurants, 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 a fifteen minute drive away) as well as Gaterley (about ten minutes' drive) with fast trains to Waterloo.

ACCOMMODATION

Approach

A pathway leads to the front door with gables bracket slate tiled storm porch. Concealed panelled door leading into kitchen/breakfast room and dining room.

Kitchen/Breakfast Room

A combination of high and low level units. Roll top work surfaces. 1½ bowl stainless steel sink with central mixer tap. Worcester Greenstar LPG boiler. UPVC picture window overlooking garden to front aspect. High level cupboard concealing consumer units. T & G panelling with ledged door leading to larder pantry. Ceiling pendant light. Provision for freestanding cooker and under counter fridge freezer. Electric and plumbing for washing machine. Ledged and braced door leading to:

Sitting Room	Double aspect. Central focal point is the open fireplace with marble hearth and surround and decorative stonework. Wall mounted lighting. Radiator. Access from the kitchen stairs leading to:
FIRST FLOOR	Doors leading to bedrooms one and two plus shower room.
Landing Area	Window to rear aspect. Ceiling pendant light. Radiator.
Bedroom One	Double bedroom with picture window overlooking front garden. Built in side and overhead storage. Ceiling pendant light. Radiator.
Bedroom Two	Window to front aspect. Ceiling pendant light. Radiator.
Bathroom/Wet Room	Floor to ceiling tiles. Wet room with Mira electric shower. Obscure shower screen. Heated towel rail. Ceiling down lighters. Extractor fan. Recess for vanity storage. Hand wash basin. Medicine cabinet with double mirrors. Close coupled white WC. Vinyl flooring.
OUTSIDE	The property has a private and secluded front garden with established shrubs to one side, raised brick and paved area suitable for greenhouse or storage shed. Central path leading to front door. Raised border with herbs. Lawn laid to astroturf. An attractive garden room/summerhouse (T & G clad) with veranda. Double doors leading to a spacious room. Light and power provision and southerly aspect. An additional storage building/shed to replace or extend the existing property subject to any necessary consent. Calor gas bottles for boiler mounted to side.
Services	Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6HF
Council Tax	Test Valley Borough Council - Band E

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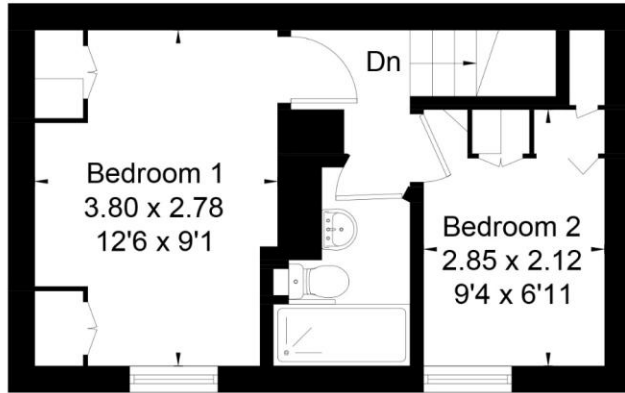
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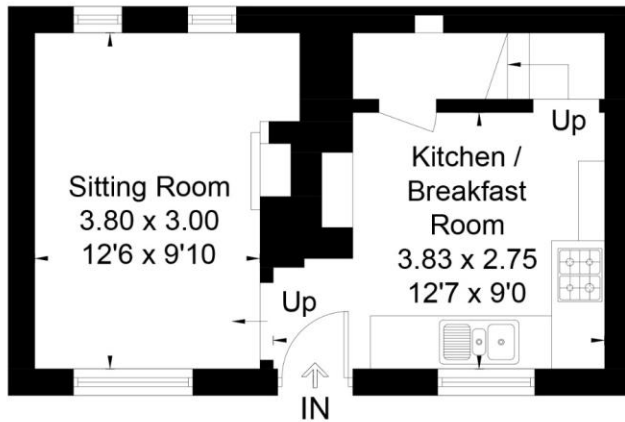
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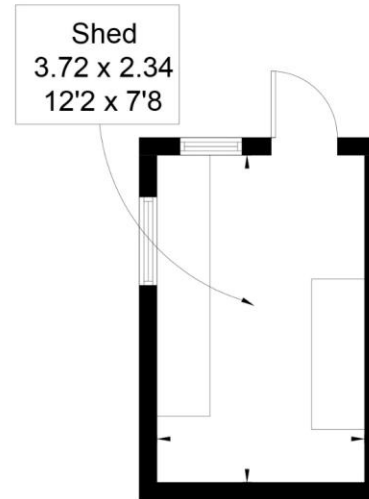
Approximate Floor Area = 49.1 sq m / 528 sq ft
 Summer House = 10.5 sq m / 113 sq ft
 Total = 59.6 sq m / 641 sq ft
 (Excluding Shed)



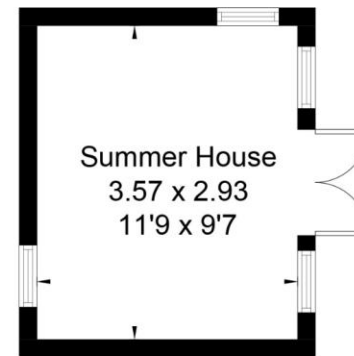
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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 #108545

