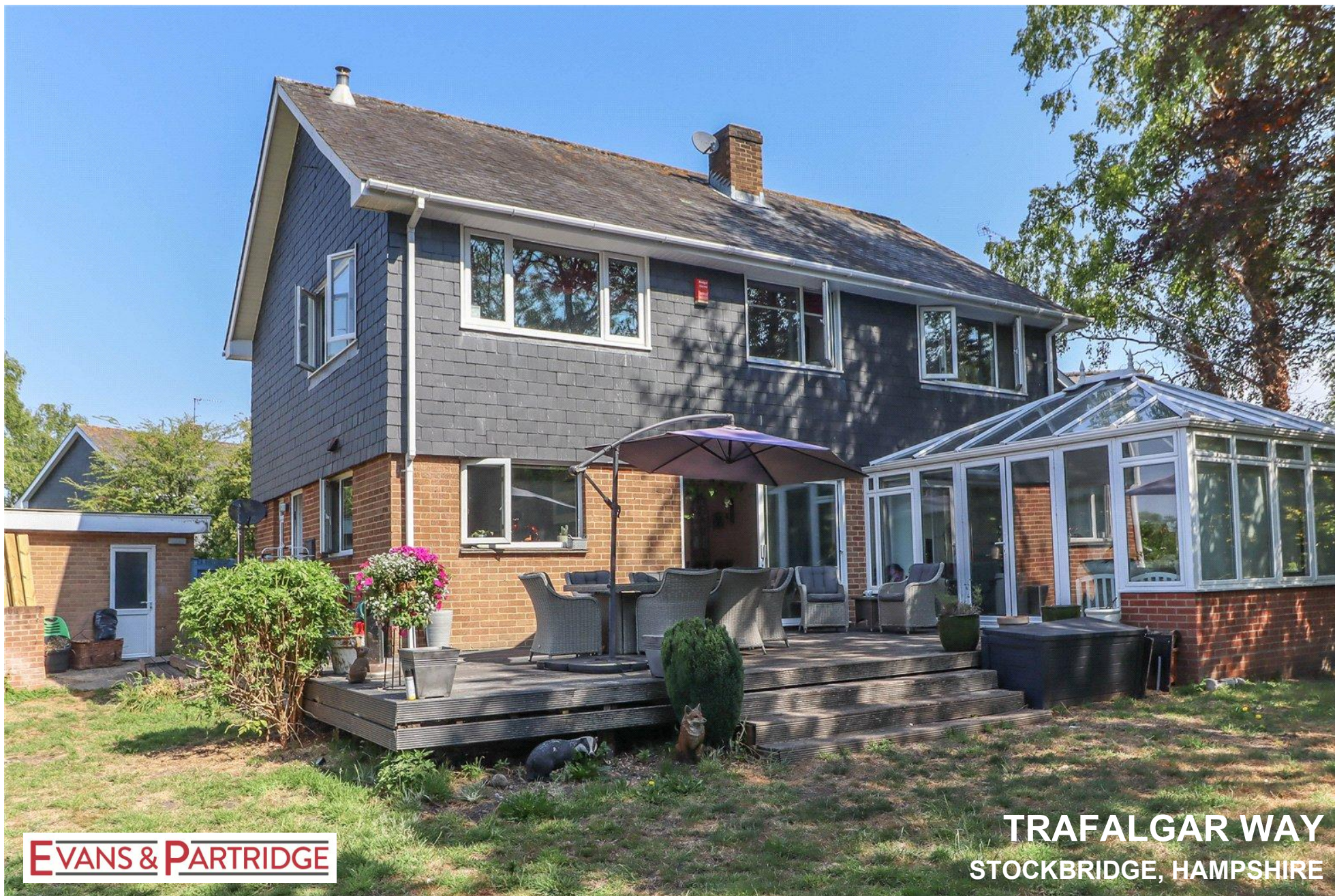




EVANS & PARTRIDGE

TRAFALGAR WAY
STOCKBRIDGE, HAMPSHIRE











15 TRAFALGAR WAY, STOCKBRIDGE, HAMPSHIRE, SO20 6ET

A LARGE DETACHED FOUR DOUBLE BEDROOM HOUSE WITH GARAGE AND PARKING QUIETLY SITUATED IN A TUCKED AWAY SETTING WITH A CARRIER OF THE RIVER TEST RUNNING THROUGH THE REAR GARDEN AND FABULOUS OPEN VIEWS ACROSS WATER MEADOWS BEYOND

**SHORT LEVEL WALKING DISTANCE TO THE CENTRE OF STOCKBRIDGE
EASY ACCESS TO OPEN COUNTRYSIDE THE TEST WAY AND COMMON.
LEVEL PRIVATE GARDEN WITH VIEWS
SPACIOUS ROOMS WITH PLENTY OF NATURAL LIGHT
TUCKED AWAY AND SECURE SETTING**

OFFERS INVITED AROUND: £1,250,000 Freehold

DESCRIPTION

A detached house built in the 1970s with brick and part slate hung elevations beneath a slate roof with a rear conservatory extension. The property is fully double glazed and has oil fired central heating, there is the additional benefit of a large garage/workshop and parking located to the front of the house. The property is set back from the road with minimal passing traffic and has an excellent and private rear garden traversed by one of the carriers of the River Test that pass through Stockbridge, the garden, decking, conservatory and parts of the house enjoy an exquisite open aspect and far reaching views over water meadow and towards rolling countryside. The generously proportioned accommodation includes, reception hall and cloakroom, spacious living room with fireplace and log burning stove which leads to an equally spacious central dining area and then the kitchen/breakfast room with adjoining utility, there is also the conservatory that opens on to a large deck to enjoy the open rural aspect and river view. The first floor includes four double bedrooms (one en suite) and a family bathroom.

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, doctor's 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

Wide paved steps to front entrance. Outside light. Hardwood panelled door with wide obscure glazed panel to side leading into:

Reception Hall

Double doors conceal coat cupboard. Ceiling coving. Ceiling light point. Oak effect flooring. Part glazed maple door into central dining room. Further solid maple door to:

Cloakroom	Raised circular travertine basin standing on tiled sill with tiled splash back. Raised corner mixer tap and cupboard beneath. Low level WC with concealed cistern. Travertine shelf above. Obscure glazed window to front aspect. Oak effect flooring. Pendant light point. Coving.
Central Dining Room	A large reception room with space for a substantial family/entertaining table, dresser and sideboard. Maple flooring. Wide glazed sliding door with similar glazed panel to side opening onto the rear deck and main garden. Ceiling coving. Pendant light point over table. Wide opening into inner hall area with full width and height obscure glazed panels to front aspect. Modern open tread circular staircase rising to the first floor. Also, from the dining room there is a maple door to the kitchen/breakfast room and a further wide opening into:
Living Room	An additional spacious reception room with fireplace housing contemporary barrel shaped log burning stove with open fronted log and display shelving to one side. Raised granite hearth. Maple flooring. Wide picture window to the front aspect. Ceiling coving. Wall light points. The rear wall is glazed with sliding central doors opening into:
Conservatory	The conservatory enjoys stunning views over water meadows. Vaulted glazed ceiling with central decorative tie ceiling and wall blinds. Glazed double doors open onto the rear deck and main garden.
Kitchen/Breakfast Room	Dual aspect with picture windows to the side and rear aspect. The rear window overlooking the garden and river, the side affording fabulous far reaching views across the water meadow and towards rolling countryside and farmland beyond. Polished quartz work surfaces with similar upstand and windowsill. Inset stainless steel sink unit with stainless steel half bowl to one side incorporating Insinkerator. Central mixer tap and drainer. A range of high and low level cupboards and drawers. Under counter Neff oven and grill with Neff combination oven to one side and warming drawer beneath. Four ring hob with coloured glass splash back. Stainless steel extractor and light over. Recess and plumbing for dishwasher. Space and plumbing for American style fridge freezer. LED downlighters. Peninsular quartz topped breakfast bar. Slate effect flooring. UPVC/glazed door to decking and garden. Further maple panelled door into:
Utility	Roll top work surfaces with recess beneath for appliances. High and low level cupboards. Window to side aspect with far reaching view. Sheila Maid. Ceiling light point.
<u>FIRST FLOOR</u>	
Central Landing	Pendant light over stairwell. Deep cupboard housing hot water cylinder with plenty of space for airing clothes. LED downlighter. Loft hatch. Coving. Maple doors to:
Principal Bedroom	A spacious dual aspect double bedroom with wide picture windows to the rear and side aspect affording far reaching uninterrupted views. Oak effect flooring. Ceiling coving. Central ceiling light point. Bedside reading lights. Twin built in double wardrobes with central walkway and door leading into:
En Suite	Quartz surfaces. Raised circular ceramic sink unit. Corner mixer tap with mirror above and light over. Low level WC with concealed cistern. Cupboard to side with mirror fronted cabinet over. Large corner metro tiled/glass shower enclosure with overhead and massaging jets. Tall chrome towel radiator. Slate effect flooring. Floor to ceiling tiled walls. Obscure glazed window to the front aspect.

Bedroom Two	A large double bedroom with picture window to rear aspect. Built in double wardrobe. Central ceiling light point. Coving. Oak effect flooring.
Bedroom Three	A further spacious double bedroom with picture window to the front aspect. Built in double wardrobe with deep recess to one side for furniture or further storage. Oak effect flooring. Coving. Downlighter.
Bedroom Four	A further smaller square double bedroom. Window to rear aspect with view of the carrier and rear garden. Ceiling light point. Ceiling coving. Built in double wardrobe.
Family Bathroom	P shaped bath with fully tiled splash back. Folding glass shower screen. Mixer shower to one wall. Low level WC with concealed cistern. Coloured glass sill with raised circular wash hand basin. Corner mixer tap. Similar tiled splash back. Double cupboard beneath with mirror and shaver socket above. Further low level cupboard with mirror fronted cabinet over. Tall chrome towel radiator. Slate effect flooring. LED downlighters. Obscure glazed window. Extractor fan.
OUTSIDE	Access off Trafalgar Way to a hedge lined tarmac approach which opens at the end in front of three detached houses, No 15 being the central corner house. Block edged raised gravel areas provide parking and there is access to the linked double garage with brick elevations underneath a corrugated roof. Up and over door to front and light and power connected.
Rear Garden	A raised deck platform extends to the rear and one side of the property, ideal for entertaining and affording fabulous views over the garden, carrier of the River Test and countryside. Wide steps descend onto a level lawned area bordered on two sides by the carrier. A central bridge extends over the stream to a further strip of ground along the rear boundary. There is plenty of space here to create a further terrace and potentially position summerhouse to take in the best views and sunsets. Oil tank located behind the garage.
Services	Mains water, electricity and drainage. Oil Heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6ET
Council Tax	Test Valley Borough Council - Band G

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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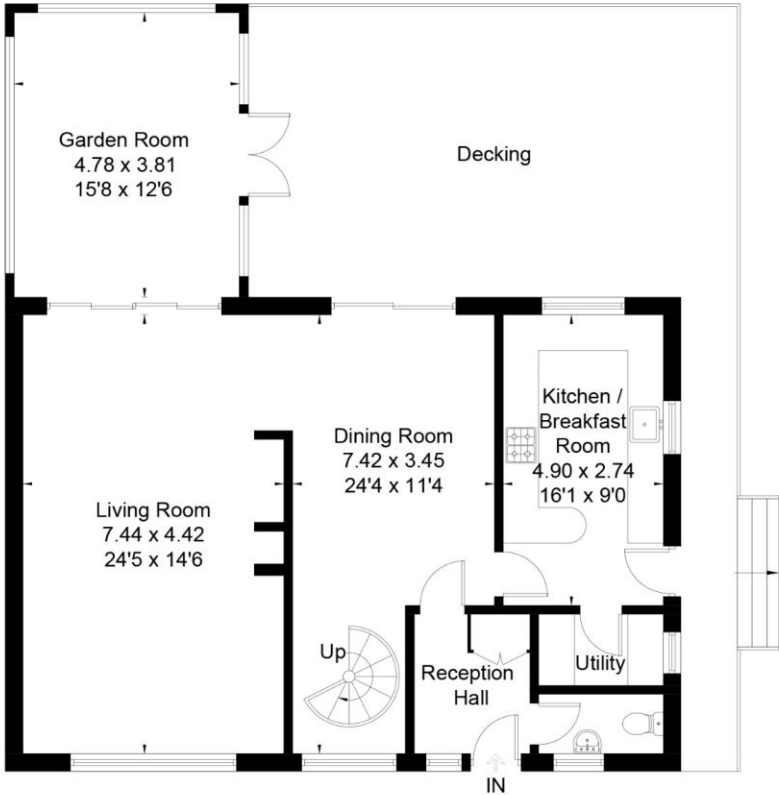
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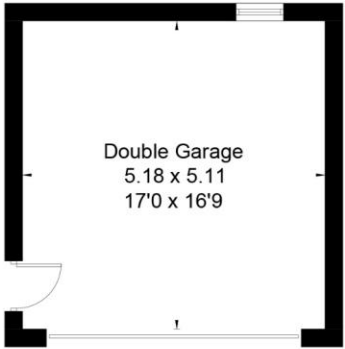
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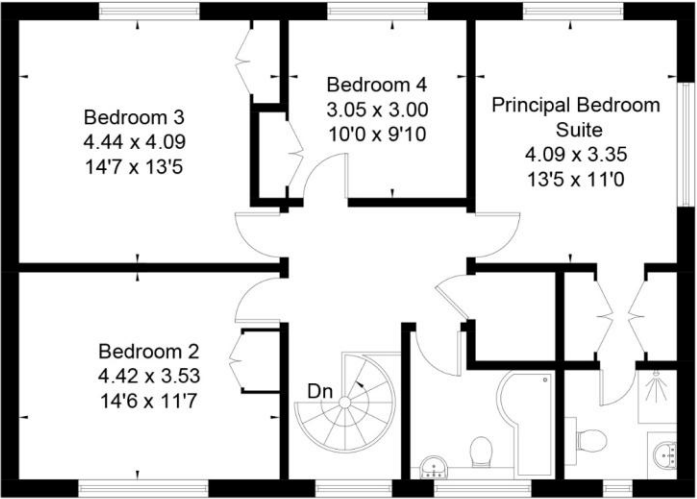
Approximate Floor Area = 182.9 sq m / 1968 sq ft
Outbuilding = 26.2 sq m / 282 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



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