



EVANS & PARTRIDGE

FORGE HOUSE
KINGS SOMBORNE











FORGE HOUSE, WINCHESTER ROAD, KINGS SOMBORNE, HAMPSHIRE, SO20 6NY

A DETACHED TRADITIONALLY STYLED MODERN FOUR DOUBLE BEDROOM HOUSE WITH A LOW MAINTENANCE COMPACT WALLED GARDEN AND DOUBLE GARAGE SITUATED IN THE HEART OF THE VILLAGE.

**RECEPTION HALL - BACK HALL AND GROUND FLOOR WC
LIVING ROOM, DINING ROOM, STUDY, KITCHEN/BREAKFAST ROOM
FOUR DOUBLE BEDROOMS ALL WITH BUILT IN WARDROBES
EN SUITE TO PRINCIPAL BEDROOM – MAIN SHOWER ROOM
WALLED REAR GARDEN - PARKING - DOUBLE GARAGE
SET IN THE HEART OF THE VILLAGE, A STONE'S THROW FROM THE VILLAGE SHOP/POST OFFICE**

OFFERS INVITED AROUND: £565,000 Freehold

DESCRIPTION

A modern yet traditionally styled detached house, attractively constructed with brick elevations beneath a slate roof. All principal rooms feature sash style double glazed windows and there is oil fired heating via radiators. The accommodation includes a reception hall, dual aspect living room with open fireplace. Central L shaped dining room and a good-sized study. There is also a kitchen/breakfast room, back hall/laundry and cloakroom. The first floor includes four double bedrooms in the four corners of the house with the main bedroom having the benefit of an en suite shower room. The remaining are serviced by a family shower room. The property is set in the centre of the village. There is an off-road parking space immediately to the front side. An iron gate provides access to a narrow shingle driveway passing the property where it widens to the front of a double garage. The compact yet interesting walled rear garden includes a good-sized terrace, generously stocked borders and an extended shingle area for children to play. There is also the considerable benefit of a detached double garage that may well lend itself to conversion into ancillary accommodation or home work space subject to consent.

LOCATION

The property is situated in the village of Kings Somborne, which offers everyday facilities including a post office/store, primary school and church. The picturesque town of Stockbridge, traversed by the River Test, is just five minutes away to North, the abbey town of Romsey is approximately seven miles to the South, and the cathedral cities of Salisbury and Winchester are both within a half hour drive. There are also excellent road links to London and the West Country via the M3 and A303 and also to the South Coast.

ACCOMMODATION

Approach

Wide paved steps rise to front entrance. Leaded porch on decorative exposed gallows brackets and outside lantern style light. UPVC front door with integral fan light leading into:

Reception Hall

Central pendant light point. Ceiling coving. Coat hooks. Panelled door to study. Further panelled door to:

Dining Room	L shaped with space for a large family/entertaining dining table. UPVC sash style window to front aspect. Ceiling coving. Pendant light point. Staircase with exposed balustrade to one side rising to the first floor with deep recess beneath, ideal for sideboard or bureau. Panelled door to kitchen/breakfast room with similar door into:
Living Room	A well-proportioned dual aspect reception room with an open fireplace with raised marble hearth, marble inset surround and decorative hardwood mantelpiece. Recesses to either side of the chimney breast. UPVC sash windows to front and side aspects. Glazed patio door opening onto the rear patio and main garden area. Ceiling coving. Pendant and wall light points.
Study	Large UPVC sash style window to the front aspect. Deep alcove with fitted shelving. Ceiling coving. Pendant light point.
Kitchen/Breakfast Room	Ceramic twin bowl sink unit with central mixer tap and small drainers. Solid oak block work surfaces with ceramic tiled splash backs. A range of cream high and low level cupboards and drawers incorporating deep pan drawers. Integrated oven and grill with further smaller oven above. Four ring induction hob with extractor fan and light over. Integrated dishwasher and space for tall fridge freezer. Exposed reclaimed decorative ceiling beam. Terracotta tiled flooring. Space for central bistro/breakfast table. LED spotlights. Obscure glazed window to side aspect. Sash window overlooking the rear patio and garden area. Panelled door into:
Back Hall/Laundry	Space and plumbing for washing machine with cupboards above. Oil fired boiler. Terracotta tiled flooring continues. Downlighter. Half glazed UPVC door to rear patio with high level window to one side. Panelled door into:
Cloakroom	White suite comprising pedestal wash hand basin with tiled splash back and mixer tap. Low level WC. Terracotta tiled flooring. Obscure glazed windows. Fuse box.

FIRST FLOOR

Central Landing	Ceiling coving. Pendant light point. Panelled doors to:
Principal Bedroom	A good size double bedroom with rear facing sash window. Twin built in double wardrobe cupboards. Ceiling coving. Pendant light point. Mirror. Panelled door to:
En Suite Shower Room	White suite comprising pedestal wash hand basin with mixer tap and mirror fronted cabinet above. Shaver socket to one side. Low level WC. Corner curved glass/tiled shower enclosure with mixer shower. Slate effect flooring. Obscure glazed window. Ceiling downlighters. Floor to ceiling tiling on three walls.
Bedroom Two	Sash window to front aspect. Large built in single wardrobe with storage area above. Coving. Pendant light point.
Bedroom Three	Double bedroom. Sash window to rear aspect overlooking the garden. Coving. Pendant light point. Door to deep wide cupboard housing hot water cylinder with long slatted shelving for linen/airing.
Bedroom Four	A further double bedroom with sash window to the front aspect. Large built in single wardrobe with storage above. Coving. Pendant light point.

Family Shower Room

White suite comprising pedestal wash hand basin. Low level WC. Pivoting glazed screen and access into a large wet area with overhead and handheld shower attachments. Fully tiled surround. Slate effect flooring. Mirror fronted cabinet. Downlighters. Loft hatch. Obscure glazed window to side aspect with tiled sill.

OUTSIDE**Front**

Curved brick walls retain well stocked herbaceous borders to either side of the front entrance. A brick wall screens the side boundary. To the opposite side there is access off the road onto a tarmac off road parking space where a heavy wrought iron gate gives access to a narrow shingle driveway passing the side of the house.

Rear Garden

The driveway continues past the rear patio and widens to the rear boundary where there is a large area of shingle fully enclosed by brick walls with climbing plants and borders. To the rear boundary there is an oil tank, log store and double garage. The double garage is constructed of brick elevations beneath a slate roof with twin up and over doors to the front with a central brick pier between. Light and power connected. Immediately behind the property there is a generous paved patio area enclosed by a curved brick wall retaining well stocked herbaceous borders with specimen tree.

Services

Mains electricity, water and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

Directions

SO20 6NY

Council Tax

Test Valley Borough Council - Band F

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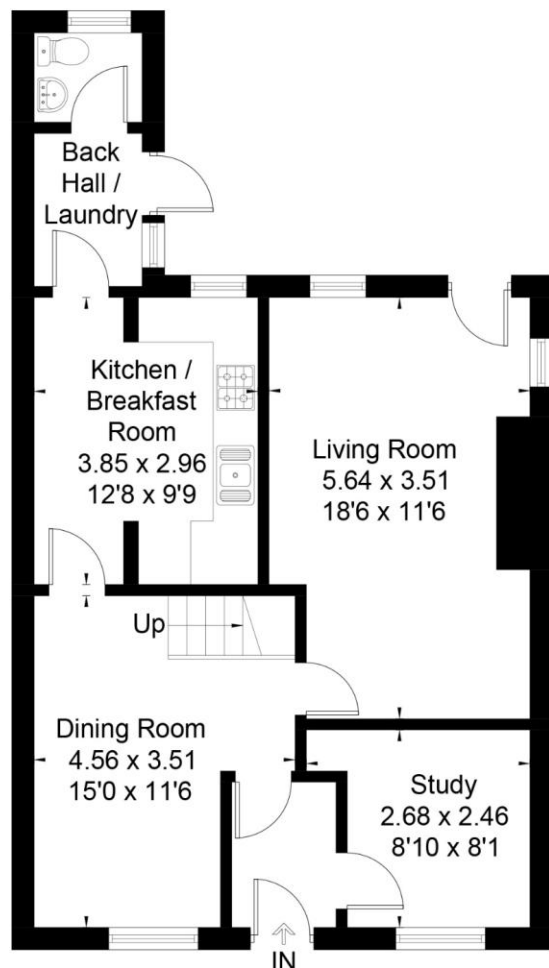
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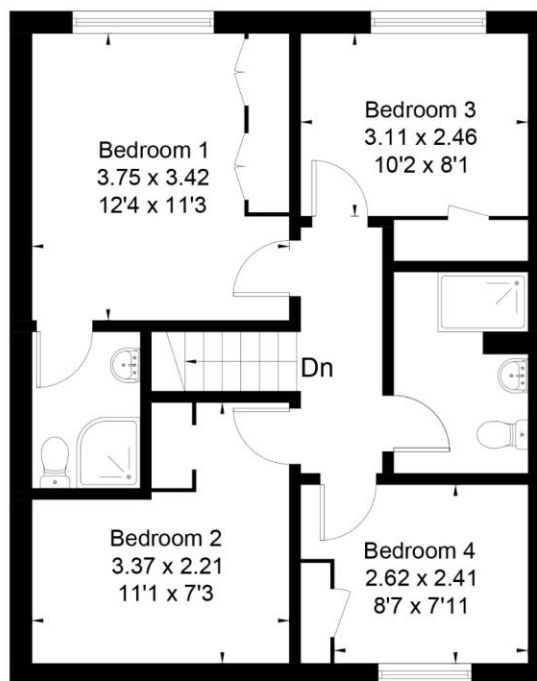
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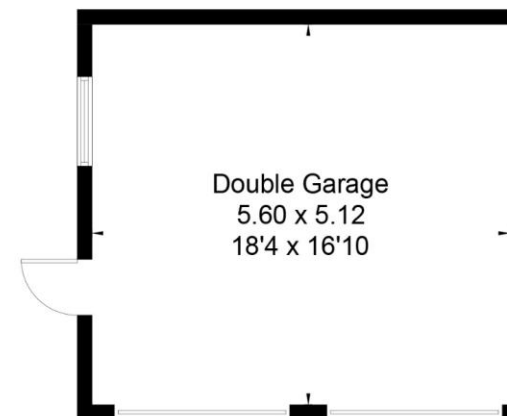
Approximate Floor Area = 117.7 sq m / 1267 sq ft
 Garage = 28.7 sq m / 309 sq ft
 Total = 146.4 sq m / 1576 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		