



1 DAIRY COTTAGE
STOCKBRIDGE

EVANS & PARTRIDGE











1 DAIRY COTTAGE, MARSH COURT ROAD, STOCKBRIDGE, HAMPSHIRE, SO20 6JH

A CHARMING CONVERTED FORMER DAIRY WITH OFF ROAD PARKING AND A WESTERLY FACING PATIO GARDEN IN SHORT WALKING DISTANCE OF STOCKBRIDGE HIGH STREET

**WELL PRESENTED ACCOMMODATION
RECEPTION HALL GROUND FLOOR CLOAKROOM
SITTING ROOM WITH FIREPLACE - KITCHEN/DINING ROOM
TWO BEDROOMS AND FIRST FLOOR BATHROOM
SHORT WALK TO STOCKBRIDGE HIGH STREET AND THE TEST WAY
AN IDEAL DOWNSIZE - FIRST TIME PURCHASE - SECOND HOME**

OFFERS INVITED AROUND: £420,000 Freehold

DESCRIPTION

This attractive period home occupies the end position in a charming terrace of three former dairy cottages, ideally located on the edge of Stockbridge. Enjoying an enviably convenient yet tucked-away setting, the property is within easy, reasonably level walking distance of the High Street, Stockbridge Common and the Test Way. Full of character, it features distinctive whitewashed elevations, a slate roof and an elegant curved end wall. The well-presented accommodation comprises a central reception hall with cloakroom, a cosy dual-aspect sitting room with fireplace, and a kitchen/dining room. Upstairs, a central landing leads to a generous principal double bedroom, a second double bedroom and a family bathroom. Outside, the property benefits from off-road parking and a delightful west-facing patio garden, perfect for barbecues and enjoying the afternoon and evening sun.

LOCATION

The property is situated close to 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

Porch	Slate covered on exposed gallows brackets with overhead light. Paved step up to painted panel stable style door with high level bull's eye window into:
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Reception Hall	Oak effect flooring. Turning staircase rising to the first floor with balustrade to one side. Low door to understairs storage cupboard. Ledged and braced panelled doors to sitting room, kitchen/dining room and:
Cloakroom	Corner wash hand basin with tiled splash back. Low level WC. Oak effect flooring continues. Ceiling light point. Extractor fan.
Sitting Room	Cosy and dual aspect centering on an open fireplace with stone hearth and rustic mantelpiece incorporating display sill above. Recesses to either side of chimney breast, one with built in media dresser. Space for television with book and display shelving above and to either side. Sliding doors conceal cupboard beneath. Window to side aspect with deep display sill. Glazed double doors opening onto the front terrace garden. Pendant and wall light points.
Kitchen/Diner	Stainless steel sink unit with mixer tap, drainer and glass splashback. Horseshoe shaped timber effect work surfaces with a range of high and low level cupboards and drawers. Under counter oven and grill with four ring LPG hob over, glass splash back, extractor fan and light above. Integrated slimline Bosch dishwasher. Integrated under counter fridge unit with freezer box. Integrated washing machine. LED ceiling downlighters. High corner cupboard concealing a Worcester LPG fired boiler. Oak effect flooring throughout. Space for dining table with pendant light over. Large window with large display sill to the front aspect.
<u>FIRST FLOOR</u>	
Central Landing	Well lit by a front facing Velux skylight. Central pendant light point. Balustrade overlooking the stairwell. Door to eaves airing cupboard with slatted shelving. Further ledged and braced latch doors to:
Main Bedroom	A good size dual aspect double bedroom with large windows to the front and side aspects, each with deep display sill. A range of built in cupboards along one wall. Pendant light point.
Bedroom Two	A smaller double bedroom with window to the front aspect with deep display sill and affording far reaching views over part of Stockbridge. Exposed framework to one wall. Ceiling light point.
OUTSIDE	The property is accessed off Marsh Court Lane over a shared access of block pavements. A gravelled area extends to the front of the property providing off road parking. There is a raised terrace along the full width of the front which enjoys a westerly aspect and is ideal for barbeques.
Bathroom	Panelled bath with mixer tap/handheld shower attachment to one end featuring a marble tiled surround and exposed timbers. Marble display sill. Burlington wash hand basin on chrome washstand with marble splash back and mixer tap. Low level WC. Conservation light to rear aspect. Traditionally styled radiator and towel rail. Extractor fan. Ceiling light point.

Services	Mains water, private drainage, LPG heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6JH
Council Tax	Test Valley Borough Council - Band D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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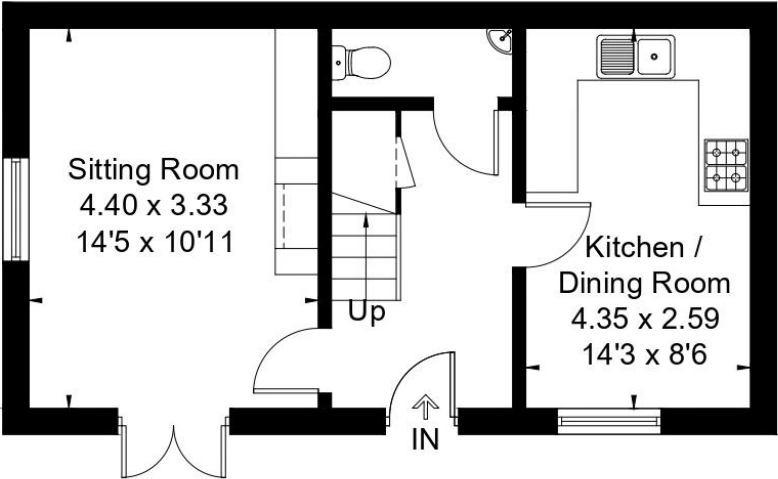
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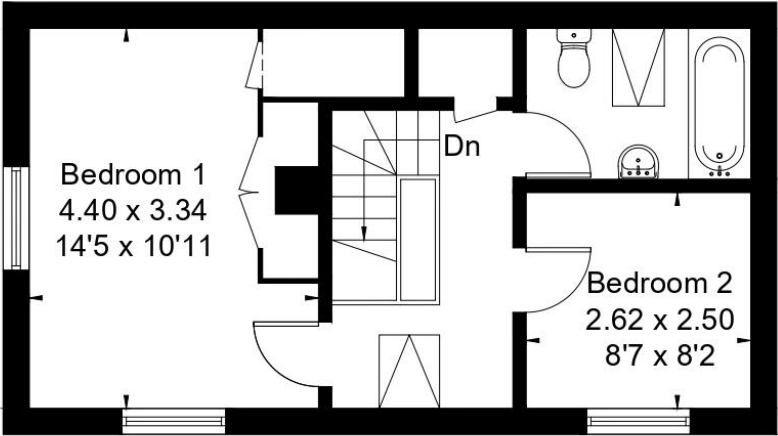
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Approximate Floor Area = 73.7 sq m / 793 sq ft



Ground Floor



First 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 #112113

