

2 WESSEX MEWS

STOCKBRIDGE









2 WESSEX MEWS, HIGH STREET, STOCKBRIDGE, HAMPSHIRE, SO20 6HE

**A MID TERRACE TOWN HOUSE WITH TWO DOUBLE BEDROOMS FRONTING THE MIDDLE OF STOCKBRIDGE HIGH STREET
WITH THE TREMENDOUS BENEFIT OF OFF ROAD PARKING AND A LARGE GARAGE/WORKSHOP**

**SOUTHERLY FACING BALCONY
TWO DOUBE BEDROOMS - BATHROOM
LIVING/DINING ROOM - KITCHEN
EASY ACCESS TO COUNTRY WALKS
STOCKBRIDGE MARSH AND THE TEST WAY**

OFFERS INVITED AROUND: £395,000 Share of Freehold

DESCRIPTION

The mid property in a short terrace of three modern town houses set in the middle of Stockbridge. The accommodation is arranged over three levels and comprises a ground floor reception hall with a generous walk in coats and boot cupboard, a cloakroom, utility and the large single garage with double doors to the rear courtyard access, where there is also a single off road parking space. The first floor includes a living/dining room with a substantial southerly facing window, the kitchen and a second double bedroom. The second floor features a large dual aspect main bedroom with a southerly facing balcony with views towards the water meadows and the bathroom. There is scope and space to reconfigure the utility, incorporating a shower. The views from the front of the house extend towards the Grosvenor Hotel and Church, and this central position allows quick level walking access to all of the shops, cafes, restaurants etc.

Agent's Note: Whilst the property is leasehold, Wessex Mews Management Company collectively owns the freehold. A new 999 year lease was granted in 1998. The Management Company has previously asked for a contribution of £150 per annum towards maintenance of the communal areas. The annual share of the property insurance is £65 per year.

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

Entrance	Wide covered tiled entrance porch. UPVC/obscure glazed door into:
Reception Hall	Wide coir mat at threshold. Window overlooking part of Stockbridge High Street. Coving. Wall light point. Turning staircase with balustrade to one side rising to the first floor. Low door to deep understairs store. Further panelled doors lead to utility/potential shower room, cloaks cupboard, cloakroom and integral garage/workshop.
Cloaks Room	Spacious with room for a bench and boot storage beneath. High level shelf and hanging rails. Ceiling coving. Pendant light point.
Cloakroom	Matching suite comprising wash hand basin with tiled splash back. Sill to one side. Low level WC. Ceiling light point. Extractor fan. Fan heater.
Utility	Narrow roll top surface with storage beneath with inset stainless steel basin. Corner mixer tap and long surrounding tiled splash back. Space and plumbing for washing machine and dryer. Further room for appliances or storage. Ceiling light point. Extractor fan. Fuse box.
Integral Garage/Workshop	Barn style double doors open onto the rear courtyard. High ceiling. Block paved flooring. Central ceiling light point. Three wall cupboards. Deep alcove where the electric meter is located.

FIRST FLOOR

Central Landing	Window to front aspect overlooking part of the High Street. Further similar turning staircase with balustrade to side rising to the second floor. Coving. Pendant light points. Deep narrow shelved cupboard and further panelled doors to living/dining room, kitchen and bedroom two.
Living/Dining Room	Featuring a fully glazed and southerly facing rear elevation overlooking the small courtyard forming Wessex Mews. Ceiling coving. Ceiling and wall light points.
Kitchen	Roll top work surfaces with ceramic tiled splash backs. Stainless steel 1½ sink unit with drainer and mixer tap. A range of high and low level cupboards and drawers with high level open fronted storage. Free standing AEG cooker comprising two large ovens, grill and four zone induction hob with extractor fan and light concealed above. Recess for under counter fridge freezer. Roll top breakfast bar with tiled splash back. Window to the rear aspect.
Bedroom Two	A square shaped double bedroom with window to the front aspect overlooking part of the High Street toward the church and Grosvenor Hotel. Ceiling coving. Central pendant light point.

SECOND FLOOR

Landing	Pendant light point. Coving. Loft hatch. Door to deep cupboard housing lagged hot water cylinder with slatted shelving to one side. Further panelled doors to bedroom one and bathroom.
Bedroom One	A large dual aspect double bedroom with apex glazed dormer to the front aspect providing views over part of the High Street. UPVC/double glazed door with similar side panels open onto the balcony. Central ceiling light point. Alcove ideal for desk or dressing table. Large built-in cupboard.
Balcony	Space for seating furniture, potted plants and trees. This benefits from a southerly aspect with a central view toward part of Stockbridge marsh and water meadows.
Bathroom	White suite comprising panelled bath with mixer tap and wall mounted electric shower to one end. Glass shower screen. Modern splash back surrounds. Pedestal wash hand basin with tiled splash back. Bevel edged mirror. Fan heater with shaver socket above, sills to either side. Low level WC. Useful linen cupboard to one corner. Velux skylight to rear aspect. Ceiling light point. Extractor fan.
OUTSIDE	The property fronts onto Stockbridge High Street and is central to all of the amenities that are available within a short level walk. Vehicular access continues to the rear of the property where there is the tremendous benefit of a block paved off road parking space in addition to the integral garage/workshop.
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 6HE
Council Tax	Test Valley Borough Council - Band D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

www.evansandpartridge.co.uk

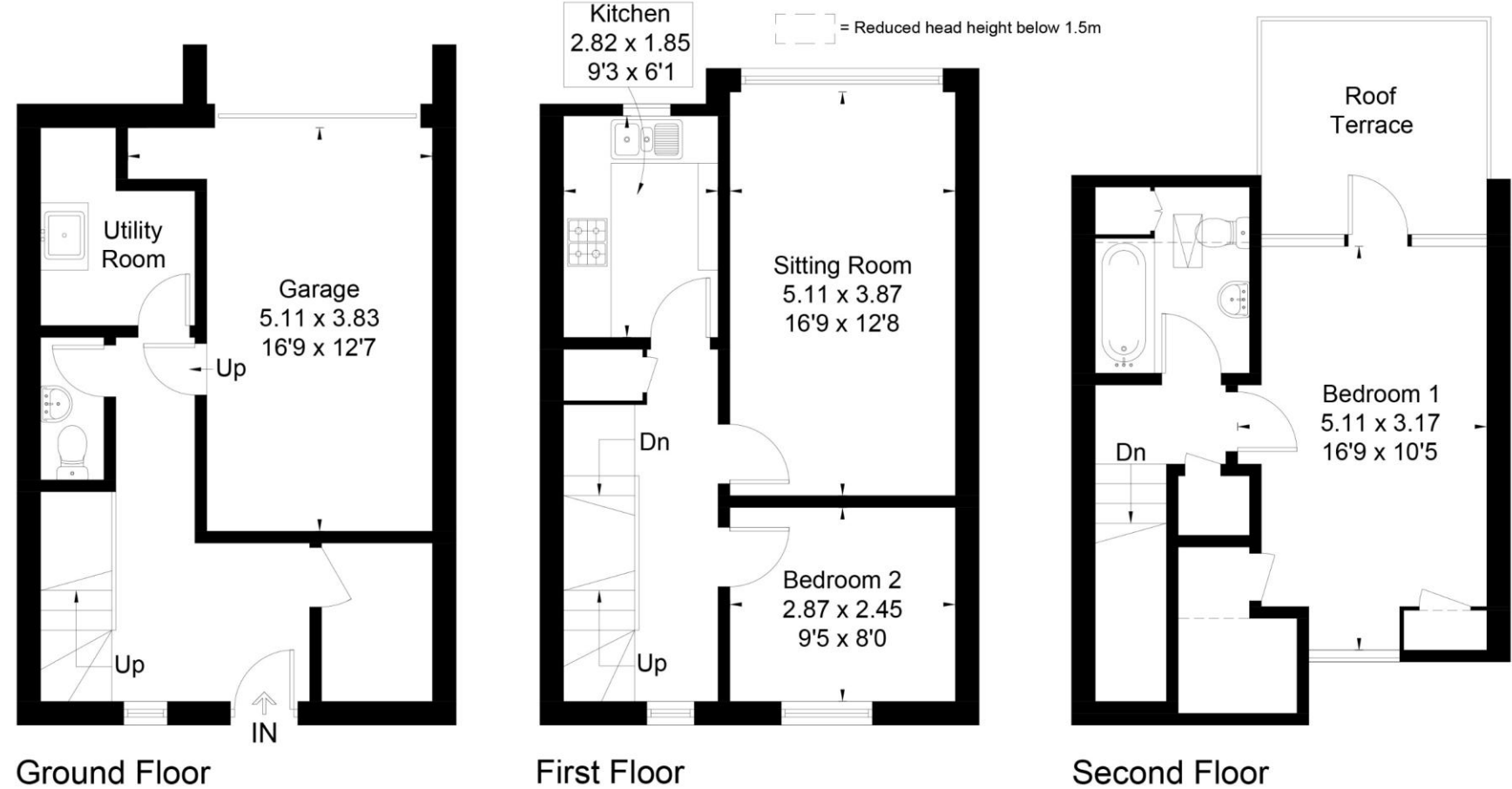
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 102.3 sq m / 1101 sq ft (Including Garage)



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 #113630

