



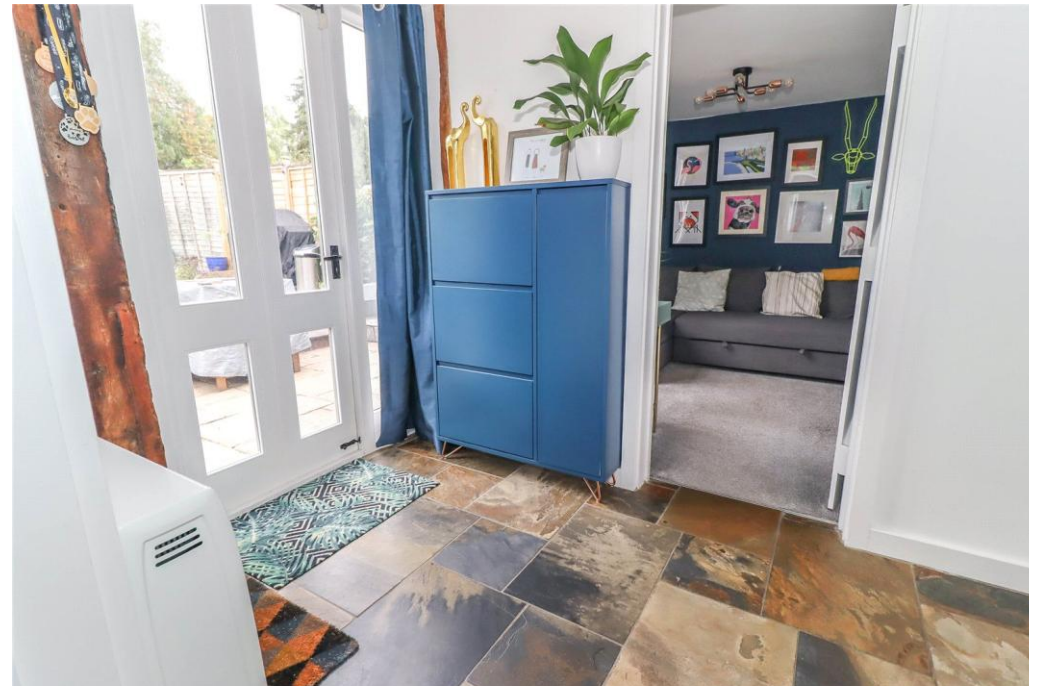
EVANS & PARTRIDGE

THE WAGGON HOUSE
KINGS SOMBORNE, STOCKBRIDGE

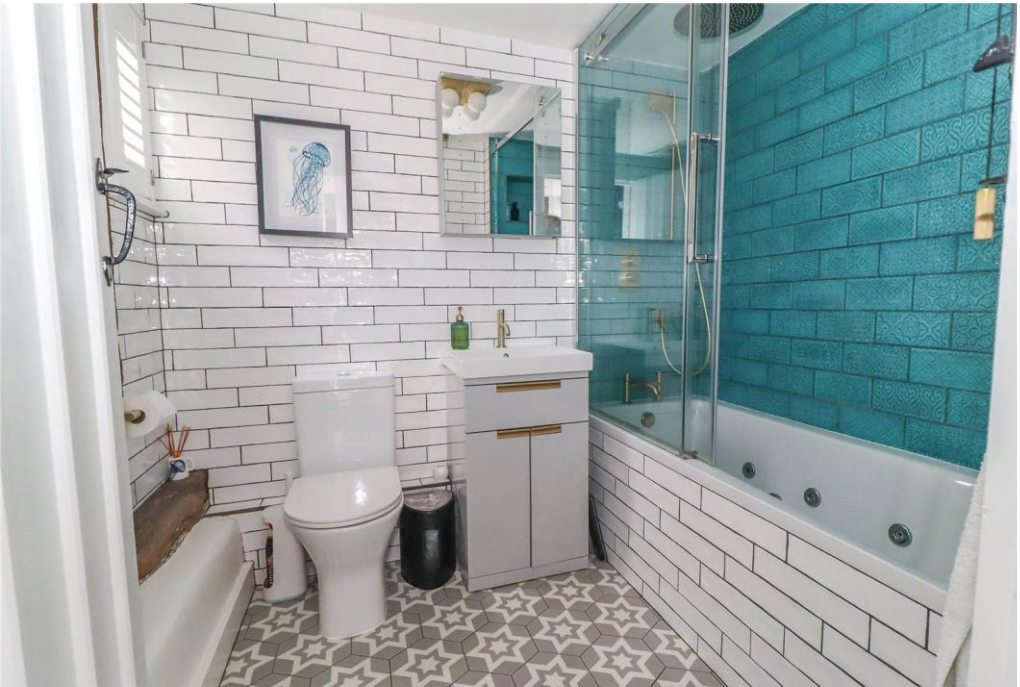














THE WAGGON HOUSE, CHURCH ROAD, KINGS SOMBORNE, HAMPSHIRE SO20 6NB

**AN ATTRACTIVE BARN CONVERSION WITH BEAUTIFULLY PRESENTED CHARACTERFUL ACCOMMODATION FEATURING
FIRST FLOOR LIVING BENEATH AN IMPRESSIVE VAULTED BARN ROOF, THREE DOUBLE BEDROOMS AND A GOOD SIZE
LANDSCAPED GARDEN ALL SET IN THE HEART OF THE VILLAGE**

**CENTRAL VILLAGE SETTING WITH ACCESS TO EXTENSIVE COUNTRY WALKS
CLOSE TO THE SHOP/PO, PRIMARY SCHOOL AND CHURCH
ENCLOSED GARDEN WITH VIEW TOWARD THE CHURCH
THREE DOUBLE BEDROOMS - EN SUITE SHOWER ROOM - MAIN BATHROOM
LARGE LIVING ROOM WITH LOG BURNER - OPEN PLAN KITCHEN/BREAKFAST ROOM WITH DINING AREA
EV CHARGING POINT - CARPORT WITH LOFT STORAGE**

OFFERS INVITED AROUND: £595,000 Freehold

DESCRIPTION

Parsonage Farm Barns is a substantial Grade II Listed barn that has been converted into five dwellings. The Waggon House is a mid-terrace style section fronting a gravelled courtyard for parking, where there is also a useful carport in an attractive block of five barn-style units. The garden leads from the back of the property, which has been thoughtfully landscaped and benefits from a view toward the church, two terrace areas and rear access. The well-presented accommodation includes a reception hall leading off to three bedrooms (one with en suite) and a well-appointed main bathroom. The first floor has been dedicated to living and entertaining to maximise the enjoyment of the superb voluminous vaulted ceilings with imposing exposed framework; this is simply divided into a large living room centering on an inset log-burning stove and an ideal open-plan kitchen with breakfast bar and dining area. This property combines period charm with modern comforts and a stylish finish.

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

Sandstone paved approach. Outside light with sensor. Part obscure glazed double door leading into:

Reception Hall

Featuring Indian slate flooring throughout. Staircase with decorative steel balustrade and oak handrail rising to a half landing where the staircase splits leading to the first floor main accommodation. Latch door conceals deep understairs storage cupboard with coat hooks and wall light. Underfloor heating. Glazed door with glazed side panel opening onto the rear terrace with views over the landscaped rear garden. Further painted panel. Latch doors to all bedrooms and family bathroom.

FIRST FLOOR

The main staircase rises beneath the large, exposed queen post truss with feature wall to one side. Hanging pendant light points. The first floor is divided into two areas all of which features the stunning high vaulted ceiling with exposed beams and framework.

Living Room	Central inset log burning stove with rustic oak edged raised granite hearth. Wide low picture window to the front aspect. Further low picture window to rear aspect with a line of Velux skylights above. High ceiling. Stunning exposed framework. Limewashed pine flooring. Brass spotlights accentuate the framework and timbers.
Kitchen/Breakfast Room	Open plan with separate dining area. Modern KITCHEN with matte navy finished high and low level cupboards and drawers incorporating deep pan drawers, a full height pull-out larder carousel and further wide pull-out pantry. Neff integrated double oven and grill. AEG four zone induction hob with central inset extractor. Integrated fridge and freezer. Under counter double fronted wine cooler and integrated two drawer Fisher & Paykel dishwasher. Quooker tap. Extensive generous and deep polished quartz work surfaces with long metro tiled splash back incorporating a wide peninsular unit with long breakfast bar to one side. Patterned ceramic tiled flooring. Opening to side of peninsular into DINING AREA: Limed pine flooring continues. Space for family/entertaining table, sideboard and dressers. This whole room is ideal for entertaining and features dual aspect windows, dual aspect Velux skylights and a stunning high vaulted ceiling with exposed framework and beams.
<u>GROUND FLOOR</u>	
Principal Bedroom	A generous double bedroom. Two windows to the rear aspect overlooking the main garden. Exposed framework to the wall. Central pendant light point. Built in wardrobes. Panelled latch door into:
En Suite Shower Room	Well appointed. Oak block surface with inset ceramic basin with mixer tap, double cupboard and open fronted storage beneath. Low level WC to one side with concealed cistern. High level display shelving. Exposed beams. Narrow obscure glazed window with shutter to front aspect. Glass screen into wet area with overhead mixer shower. Porcelain tiled flooring. Part tiled walls. Underfloor heating. Ceiling light point.
Bedroom Two	A double bedroom with a large, tall window overlooking the rear garden. Built in double wardrobe. Exposed timbers. Ceiling light point.
Bedroom Three	Another double bedroom with window overlooking the front. Built-in wardrobe. Ceiling light point.
Main Bathroom	Metro tiled jacuzzi bath with attractive metro tiled surround and brass edged bottle recesses. Mixer tap to one end with overhead and handheld shower attachments. Glass screen with sliding glass door. Washstand with ceramic basin, mixer tap, drawer and cupboards beneath, electric mirror above. Low level WC. Patterned tiled flooring. Feature metro tiled walls. Window to front aspect with shutter. Ceiling light points. Extractor fan. Exposed framework. Towel radiator.
OUTSIDE	The property is situated centrally in the village and accessed opposite the War Memorial via a five-bar gate onto a generous, gravelled courtyard serving this exclusive development. Immediately to the front of the property there is a timber edged path to the front entrance with gravelled borders extending to either side and the benefit of an EV charging point. Opposite a parade of barns there is an attractive block of open fronted car ports beneath a tall tiled roof. The property has the second bay from the left with good storage to the rear, power points and a boarded loft above for storage.

Rear Garden	Comprising a full width paved terrace area ideal for barbeques and entertaining. To one side there is an attractive view towards the church and its spire. Brick walls screen the side boundaries, one with sleeper retained shrub and rose border. Central steps with curved brick retained border to one side with ornamental bay tree. To the other side there is an ornamental pond with trellis and surrounding plants. Level lawn with skelping border to one side and paved path lined with shrubs and flowers to a pergola covered with wisteria plants. To the rear boundary there is a timber shed, further borders and ornamental trees and a gate to a rear access which leads back to the road. The rear garden is well screened by tall timber fencing.
Services	Mains water and drainage, electricity. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6NB
Council Tax	Test Valley Borough Council - Band F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

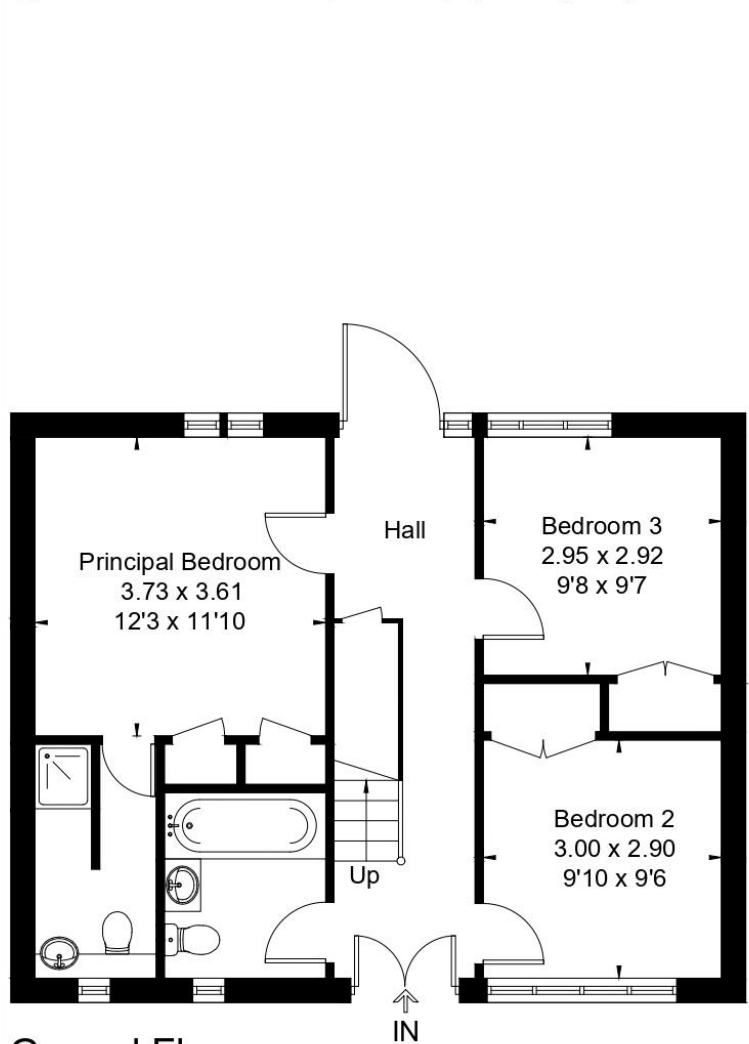
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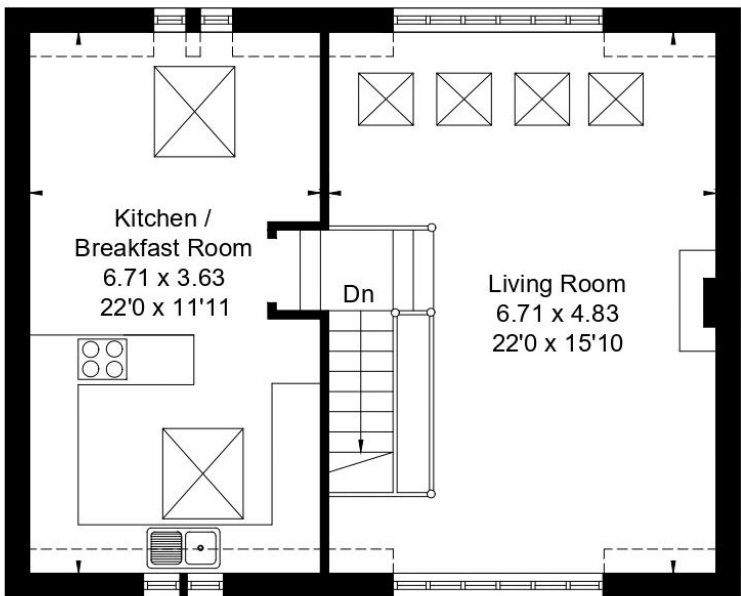
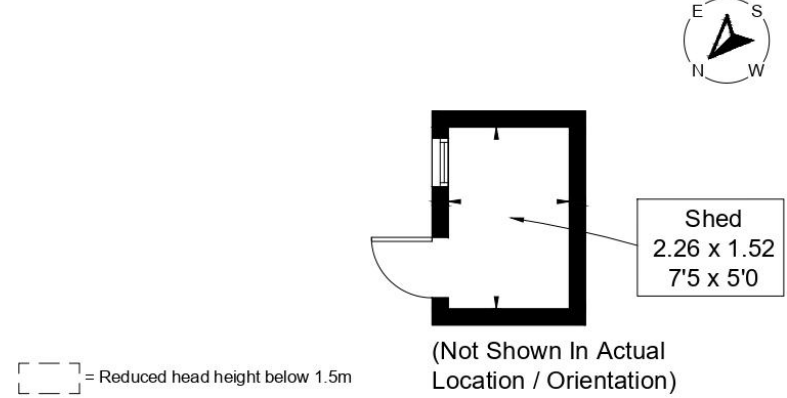
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Approximate Floor Area = 115.4 sq m / 1336 sq ft (Excluding Shed)



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 #114288

