
LONG HOUSE
LONGSTOCK, STOCKBRIDGE
EVANS & PARTRIDGE





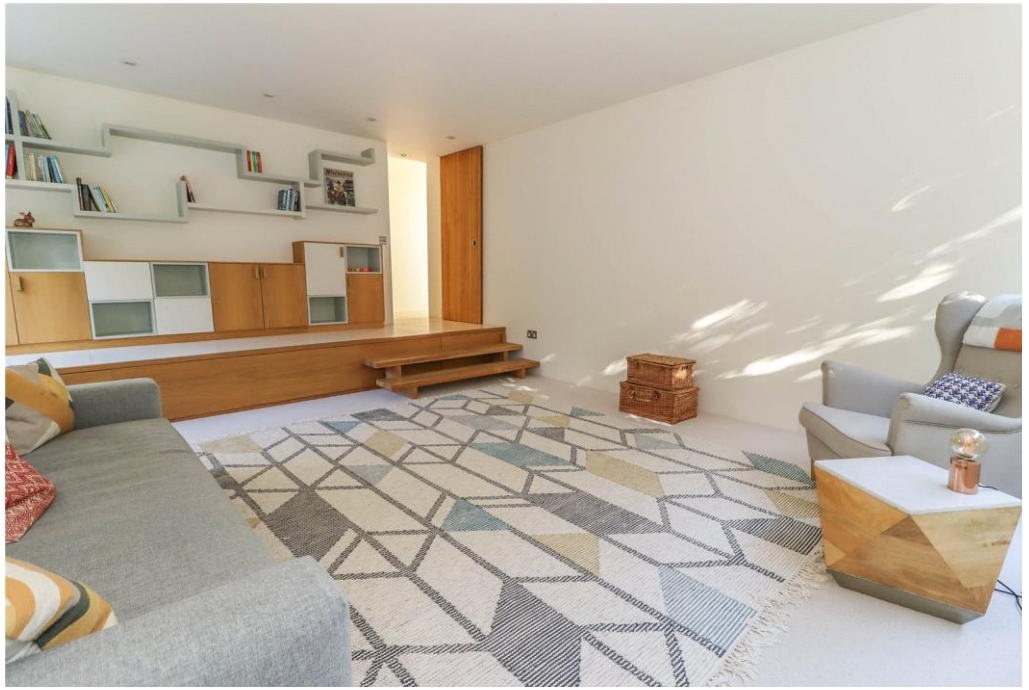








































LONG HOUSE, LONGSTOCK, STOCKBRIDGE, HAMPSHIRE SO20 6DR

A LIGHT FILLED UNIQUE MODERN HOME WITH A CONTEMPORARY FEEL SET IN THE HEART OF THIS HIGHLY REGARDED TEST VALLEY VILLAGE CLOSE TO STOCKBRIDGE AND THE RIVER TEST

CLOSE TO THE PEAT SPADE PUB/RESTAURANT AND WALKS TO THE RIVER TEST/TEST WAY
ELECTRIC GATED DRIVEWAY WITH PARKING AND CARPORT
SUBSTANTIAL WINDOWS THROUGHOUT
LANDCAPED ENCLOSED GARDEN WITH WATER FEATURE AND VEG GARDEN
A SHORT DRIVE OR CYCLE TO STOCKBRIDGE HIGH STREET

OFFERS INVITED AROUND: £995,000 Freehold

DESCRIPTION

A stunning detached residence with timber cladding and coloured rendered elevations, with substantial glazed areas providing excellent natural light and views from within. The property is highly insulated and benefits from air source heating delivered throughout via underfloor heating. The accommodation includes an L shaped reception hall, a utility room which also provides a ground floor WC, and an impressive main living area with glazed walls and sliding doors overlooking and opening onto the main garden and a decked island surrounded by a pond. Ideal for family life and entertaining, this area includes a square shaped living room with a log burning stove, opening into a voluminous double height dining area with an adjacent modern kitchen. A further large family room provides additional space when required and features a glazed corner section, also overlooking the pond. The first floor features high vaulted ceilings throughout and a central galleried landing overlooking the dining area. The spacious principal bedroom has an en suite shower room and a large window taking in views of the rear garden and surrounding countryside, with two further double bedrooms and a family bathroom completing the accommodation. Outside, a walled courtyard garden to the front has a pedestrian gate leading to the lane, while the main vehicular access is to the rear, accessed at the back of The Peat Spade's car park, where an electric gate conceals the parking area, a wide carport and a vegetable garden. Planning permission has been granted to replace the carport with a partly submerged, two storey building providing an office or studio with WC and a self contained annexe. The main garden extends behind the house and is attractively enclosed by brick and flint walls and a striking tall gabion wall.

LOCATION

The property is situated in the village of Longstock which is home to the renowned Longstock Water Gardens (with its nursery and farm shop), it has a public house with notable restaurant, church, village hall, and is surrounded by miles of riverside with country walks. Farleigh School is a short drive away, with other independent and state schools within easy reach. Stockbridge, traversed by the River Test, offers a variety of shops, a post office, hotels, public houses, tea rooms, churches, a doctors surgery. It is also home to the Houghton Fishing Club, renowned worldwide as one of the oldest clubs in England, which was founded in 1882. The cathedral cities of Winchester and Salisbury and the abbey town of Romsey are all within a twenty 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 fifteen minute drive away) as well as Grateley (about a ten minute drive) with fast trains to Waterloo.

ACCOMMODATION

Approach	Paved steps descend to a wide covered porch. Oak panelled door with window above leading into:
Entrance Hall	Tiled flooring with wide coir mat at threshold. Bench with storage beneath. Shoe and coats cupboards to one side. LED downlighters. Pivoting oak panelled door into family room with central opening to main living area. Further opening into:

Side Hall	Tiled flooring with wide coir mat at threshold to an oak panelled door to side porch. Sliding doors conceal further coats cupboard, pipework, meter and fuse boxes. Pivoting oak door to utility.
Main Living Area	A stunning L shaped room comprising living and dining areas leading into the kitchen.
Living Area	Stunning full height and width corner glazing providing views over the main garden, pond and deck. Two oak framed sliding doors give access to outside. Open fireplace housing log burning stove. Recesses to either side of chimney breast with oak display sills and frosted natural light wells above. Tiled flooring throughout. Space for large living furniture.
Dining Area	Fully glazed side wall with sliding oak frame glazed panel opening onto a decked island overlooking the surrounding ornamental pond and garden. Stunning double height ceiling with oak staircase and glass balustrade leading to a glazed galleried landing above. Tiled flooring throughout. Wide opening into:
Kitchen	Polished quartz work surfaces with metro tiled splashback and long oak display sill above. A range of matt finish high and low level cupboards and drawers, sink with mixer tap, integrated appliances, fridge/freezer, dishwasher, combi oven, oven & grill and induction hob with built in extractor.
Family Room	A substantial square shaped room with raised oak edged section with comprehensive modern book/display shelving and storage beneath. Wide steps descend into the main room featuring a contemporary corner L shaped picture window overlooking the pond and garden with an opening oak panel to one side. Further fixed picture window to the front aspect.
Utility	Automatic LED downlighters. Work top with similar upstand. Inset stainless steel sink unit. Integrated washing machine. Additional undercounter freezer. Pop open cupboards, one providing deep full height shelving, the other housing a pressurised hot water cylinder, heat exchanger and expansion vessel. Tiled flooring. Low level WC with concealed cistern. Heated towel radiator. Long hanging rail above.
FIRST FLOOR	Galleried landing. Long glass balustrade overlooking the dining area and further full width picture window to the side aspect. High vaulted ceiling. Wall light points. Pivoting oak panelled doors leading to:
Principal Bedroom	A voluminous room with high vaulted ceiling. Comprehensive built in wardrobes and storage to the full length of one wall. Stunning L shaped corner window with oak frame glazed sliding opener overlooking the main lawn and enjoying views beyond over part of the Test Valley. Wall light point. Oak door into:
En Suite Shower Room	Opening to side of frameless glass screen into walk in shower, metro tiled surround, wide bottle sill to one end. Wash hand basin with mixer tap and shaver socket to one side. Low level WC with concealed cistern. Mainly metro tiled walls. Chrome towel radiator. Mirror. LED strip light. Extractor fan. Long, high obscure glazed window to side aspect.
Bedroom Two	Double bedroom with high vaulted ceiling. Wall light points. Hardwood framed and triple glazed corner window overlooking the village street and a thatched cottage opposite.

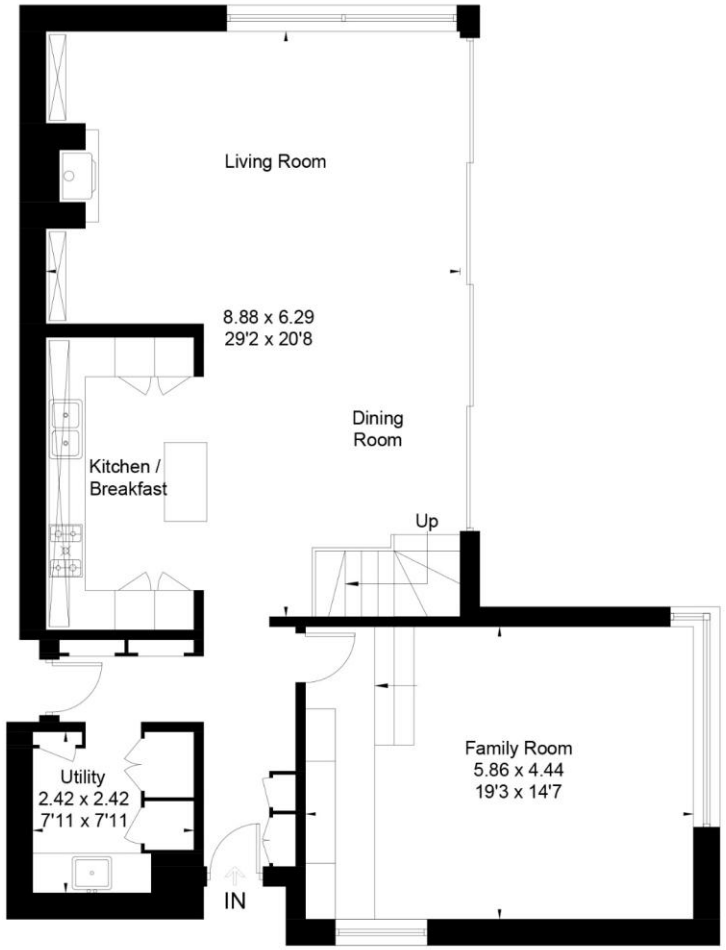
Bedroom Three	A further, smaller, double bedroom with similar L shaped, front facing, hardwood framed and triple glazed corner window. Open fronted wardrobe. High profile ceiling. Wall light points.
Family Bathroom	Double ended bath with fully metro tiled surround and mixer shower to one end. Chrome shower curtain rail. Basin with mixer tap and shaver socket to one side. Low level WC with concealed cistern. Chrome towel radiator. Ceramic tiled flooring. Part tiled walls. Long, obscure glazed strip window to side aspect. LED downlighters. Extractor fan.
OUTSIDE	The front of the property is enclosed by curved brick capped brick and flint wall with central gate onto a cobbled frontage with inset shrubs, herbs, apple and tulip tree. Cobbled path continues to one side passing the side entrance and onto the main garden which includes a long, decked area with a parade of attractive birch trees, grass borders and path to one side where the boundary is enclosed by a similar brick and flint wall. To the other side of the deck there is a level lawned area with surrounding herbaceous borders with shrubs, bamboo and eucalyptus trees. To the southern side of the property there is a decked island and L shaped ornamental pond with pebble beach area. This main area of garden has been enclosed and screened by striking tall gabion walls. To the rear boundary there is a cobbled driveway with remote operated sliding gate giving access (via The Peat Spade's car park) to the village road. There is a modern wide carport area with surrounding storage and sedum roof. Raised vegetable beds with cobble surrounds extend to one side enclosed by low box hedging with a tall beech hedge screening the rear boundary.
Services	Private water and drainage. Mains electricity. Air source heat pump. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Broadband/Mobile Coverage	Highspeed Fibre-to-the-home Internet available. Note: As there are different providers for both services, please can we recommend that to gain accurate information you refer to Ofcom to investigate the availability of each service. If you have specific questions we will endeavour to ascertain an answer upon request.
Directions	SO20 6DR
Council Tax	Test Valley Borough Council - Band G

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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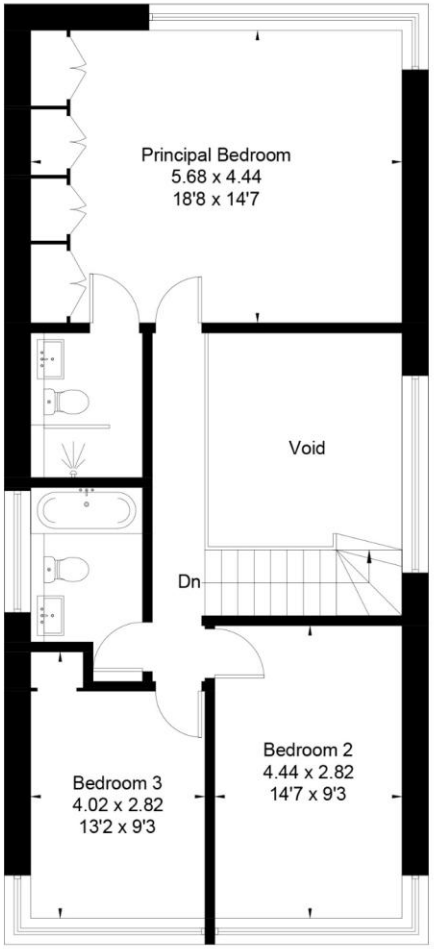
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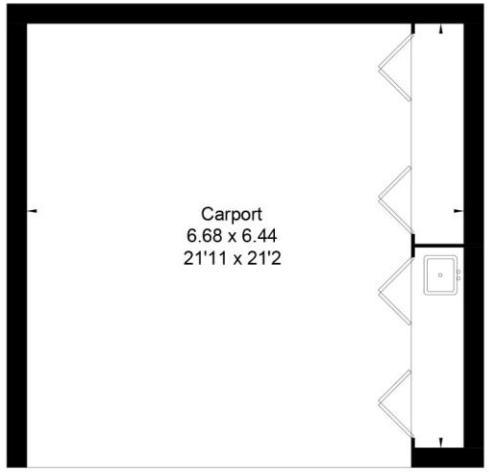
Approximate Floor Area = 166.5 sq m / 1792 sq ft
Carport = 42.9 sq m / 462 sq ft
Total = 209.4 sq m / 2254 sq ft



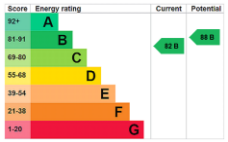
Ground Floor



First Floor



Carport



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