



9 LITTLE DEAN COURT, WINTON HILL

STOCKBRIDGE, HAMPSHIRE

EVANS & PARTRIDGE







9 LITTLE DEAN COURT, WINTON HILL, STOCKBRIDGE, HAMPSHIRE, SO20 6HL

**A BEAUTIFULLY PRESENTED MODERNISED MAISONETTE WITH VERANDA ENJOYING FAR-REACHING COUNTRY VIEWS,
TOGETHER WITH AN OFF-ROAD PARKING SPACE AND LARGE GARAGE/BASEMENT BENEATH, SITUATED
ON THE EDGE OF THIS SOUGHT AFTER TOWN IN THE TEST VALLEY**

**WELL PRESENTED ACCOMMODATION
SITTING/DINING ROOM WITH ADJOINING KITCHEN
LARGE DOUBLE BEDROOM AND MODERN SHOWER ROOM
SPACIOUS GARAGE/BASEMENT AND OFF-ROAD PARKING SPACE
COMMUNAL PARK-LIKE GARDENS
WALKING DISTANCE OF STOCKBRIDGE HIGH STREET**

OFFERS INVITED AROUND: £210,000 Leasehold

DESCRIPTION

A fully modernised maisonette. The well presented accommodation includes a sitting/dining room with glazed wall and central doors, enjoying far-reaching views and opening onto a veranda, modern kitchen with integral appliances, dual aspect double bedroom and modern shower room with walk-in shower. Extending beneath part of the property there is a substantial garage/basement with utility/workshop area to one end. There is a further off-road parking space in front of this garage directly beside stairs leading up to the back door. The property is situated in the landscaped mature 4 acre grounds of Little Dean House, and these gardens may be enjoyed by all occupants.

Agent's Note: This is a leasehold property with approximately 989 years remaining. The annual service charge is approximately £1,400.

LOCATION

The property is conveniently located within the grounds of Little Dean House, just a short distance from the centre of Stockbridge which offers a variety of shops, a Post Office, hotels and public houses, churches, a doctors surgery and primary and secondary schools. The cathedral cities of Salisbury and Winchester 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 fifteen minutes' drive away) as well as Grateley (about ten minutes' drive) with fast trains to Waterloo.

ACCOMMODATION

Walkway

Long, paved, covered walkway to painted front door with high level glazed panel leading into:

Sitting / Dining Room

Coir mat at threshold with coat hooks to one side. Fully glazed wall with central double doors opening onto veranda and enjoying far-reaching views over the valley. LED ceiling spot lights. Modern attractive electric radiator. Open door to kitchen. Further opening into inner hall.

Kitchen	Recently replaced. Horseshoe-shaped roll top work surfaces with modern metro tiled splash back. A range of low level cupboards and drawers. Free-standing Stoves cooker comprising two ovens, grill and four ring hob, Extractor fan and light above. Integrated slimline dishwasher. Integrated under counter fridge. Circular stainless steel basin with circular drainer and central mixer tap. Slate effect flooring. Central pendant light point. Window to front aspect.
Inner Hall	Ceiling light point. Doors to bedroom and shower room.
Bedroom	(Large dual aspect double bedroom) Window to rear aspect with beautiful far-reaching views towards countryside. Space for large bedroom furniture. Glazed door opening onto veranda. Modern attractive electric radiator. Pendant light point.
Shower Room	(Modern and well appointed) White suite comprising wash hand basin with mixer tap set into long tiled sill with similar tiled surround. Low level WC with concealed cistern to one end, mirror above. Opening to side of glass screen into large walk-in shower area with mixer shower and herringbone metro tiled surround. Slate effect ceramic tiled flooring. Electric towel radiator. Ceiling light point. Extractor fan. Seat with storage beneath.
<u>OUTSIDE</u>	
Veranda	Paved with exposed support. Brick retained raised flower shrub/herb border. Far-reaching views are enjoyed over the valley. Steps descend to:
Garage	(Garage/workshop) Shingle parking area to front with ornamental tree to one side. Up and over door gives access. Painted concrete floor and block walls. Meters and fuse boxes. Fluorescent strip lighting. Power points.
Utility Area	(To the rear of garage) Stainless steel sink with drainer. Double cupboard beneath. Recess and plumbing to side for washing machine. Space for dryer. Pressurised hot water cylinder and expansion tank.
Services	Mains water, electricity and drainage. Modern electric radiator. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SO20 6HL
Council Tax Band	C

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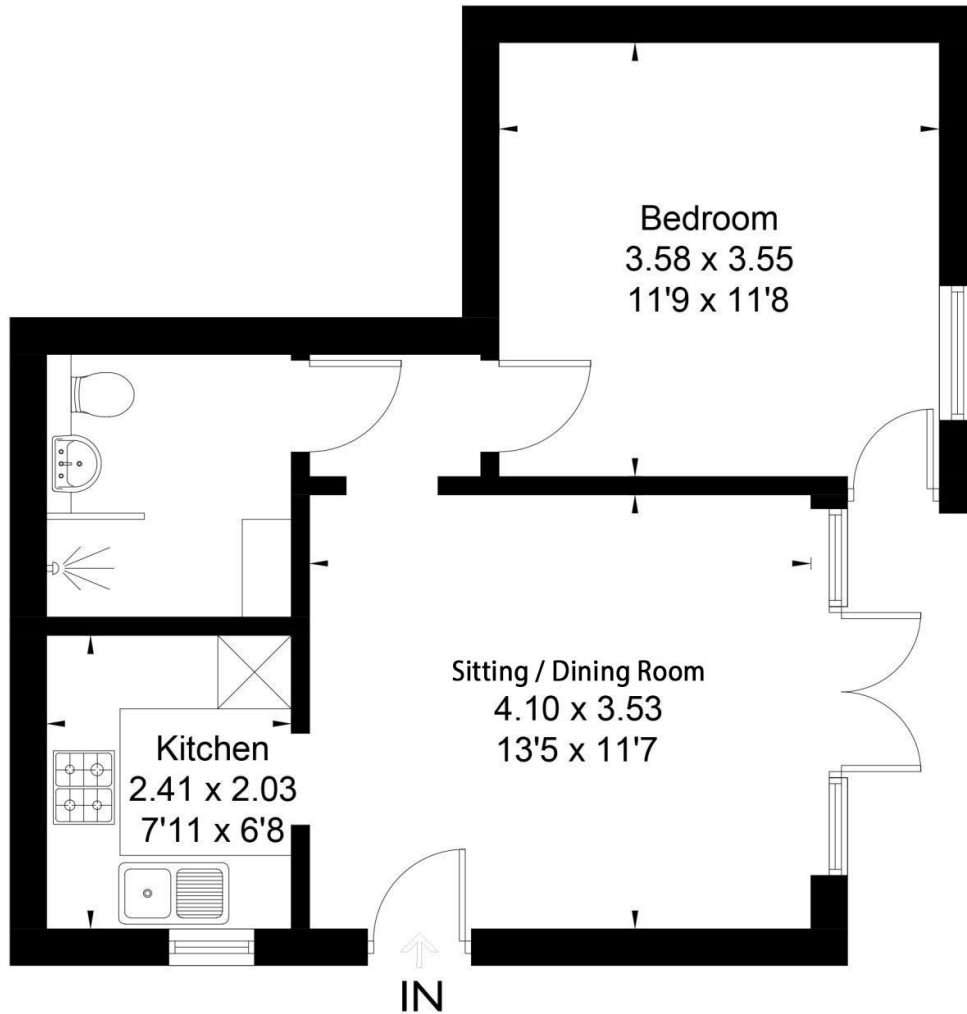
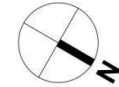
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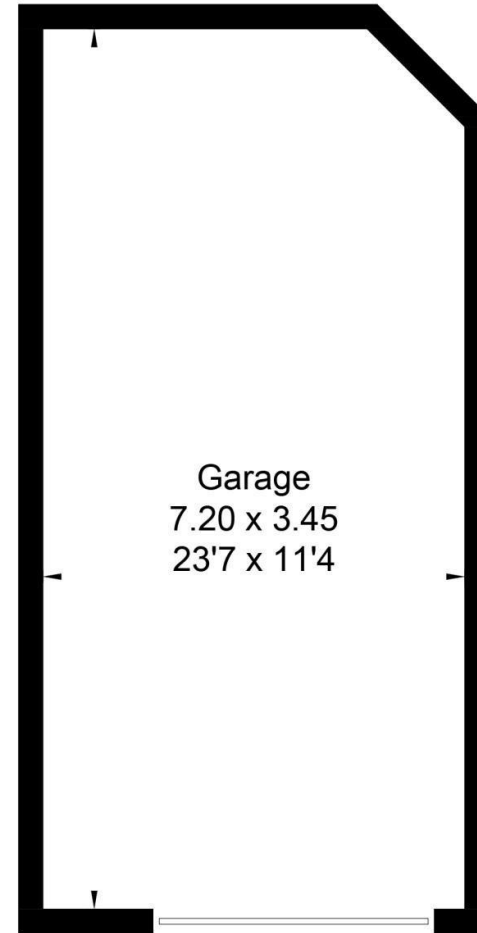
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Area = 40.2 sq m / 433 sq ft
 Garage = 24.5 sq m / 264 sq ft
 Total = 64.7 sq m / 697 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 288760

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	79
EU Directive 2002/91/EC			
England, Scotland & Wales			