



**EVANS & PARTRIDGE**

**OAKHANGER, HIGH STREET**  
**STOCKBRIDGE, HAMPSHIRE**







# OAKHANGER, HIGH STREET, STOCKBRIDGE, HAMPSHIRE, SO20 6EX

A VICTORIAN TERRACE HOUSE FRONTING STOCKBRIDGE HIGH STREET WITH TWO LARGE DOUBLE BEDROOMS, A FIRST FLOOR BATHROOM, LONG REAR GARDEN WITH THE BENEFIT OF OFF-ROAD PARKING AND A GARAGE

TWO DOUBLE BEDROOMS  
TWO RECEPTION ROOMS, ONE WITH FIREPLACE  
LONG GARDEN WIDENING TO THE REAR BOUNDARY  
OFF-STREET PRIVATE PARKING AND GARAGE  
CENTRAL SETTING IN SOUGHT AFTER STOCKBRIDGE  
COMPREHENSIVE RANGE OF EXCELLENT AMENITIES

**OFFERS INVITED AROUND: £450,000 Freehold**

## DESCRIPTION

A mid terrace Victorian house with the considerable benefit of off-road parking for two cars and a single garage. The property also features a long rear garden widening at the far end where there is a maturing oak tree. The accommodation comprises two good size reception rooms, one with open fireplace, and kitchen overlooking the rear garden. To the first floor there are two large double bedrooms and a bathroom.

## LOCATION

An exciting opportunity to purchase a property fronting the High Street of Stockbridge which offers a variety of shops, a Post Office, hotels and public houses, churches, a doctors surgery, 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

<b>Porch</b>	Overhead light. Panelled door leading into:
<b>Sitting Room</b>	Large picture window to the front aspect. White washed exposed floorboards. Pendant ceiling light point. Meter and fuse box concealed in high level cupboard. Panelled door with high level obscure glazing into:
<b>Living / Dining Room</b>	(A large reception room) Centering on an open Jetmaster fireplace with white washed decorative mantelpiece and stone hearth. Large six pane original sash window to rear aspect. White washed exposed floorboards. Pendant light point. Turning staircase with exposed balustrade to one side rising to the first floor. Panelled door into:
<b>Kitchen</b>	Stainless steel sink unit with drainer and mixer tap. Roll top work surface, white high gloss finish high and low level cupboards and drawers. Free-standing cooker, two ovens, grill and four ring hob, extractor fan with light over, free-standing Bosch fridge freezer and integrated slimline dishwasher. Further recess with plumbing for washing machine. Ceiling spot lights. Ceramic tiled flooring. Windows to two aspects, one with long views down the main garden. UPVC/half glazed door to outside.

## **FIRST FLOOR**

<b>Central Landing</b>	Velux style conservation sky light. Loft hatch. Two pendant light points and doors to:
<b>Principal Bedroom</b>	(Spacious square double bedroom) Two large windows to the front aspect. Pendant light point. Deep built-in wardrobe.
<b>Bedroom Two</b>	(Further large double bedroom) Centering on an attractive cast iron Victorian fireplace. Recesses to either side of chimney breast, one with full height deep built-in wardrobe. Original six pane sash window to rear aspect. Pendant light point.
<b>Bathroom</b>	White suite comprising pedestal wash hand basin. Panelled bath with overhead mixer shower and folding glass screen to one end. Low level WC. Ceramic tiled walls and flooring. Wide obscure glazed window to rear aspect with tiled sill to front. Ceiling light point. Extractor fan. Door to cupboard housing LPG Gloworm Combi boiler. Slatted shelving to front and storage beneath.

## **OUTSIDE**

<b>Front</b>	The property fronts directly onto the High Street and pavement from where an extensive range of amenities are immediately available.
<b>Upper Garden</b>	Level and laid to lawn enclosed by fencing. Oak tree. Block edged shingle path traverses this section providing the neighbour access by foot only to the rear of their property.
<b>Access and Parking</b>	Gravelled vehicular access off High Street leads to two parking spaces and a good sized timber frame and clad garage/workshop.
<b>Rear Garden</b>	A particular feature of the property extending 23 metres from the rear of the house. Concrete hard-standing outside utility.
<b>Main Garden</b>	Well screened to either side by tall fencing. Block paved path from front to back. Lawn with flowering cherry. Small flagstone patio area with attractive well stocked herbaceous border extending to one side. At the rear boundary there is an arch with climbing rose.
<b>Services</b>	Mains water, electricity and drainage. LPG fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
<b>Directions</b>	SO20 6EX
<b>Council Tax Band</b>	E

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

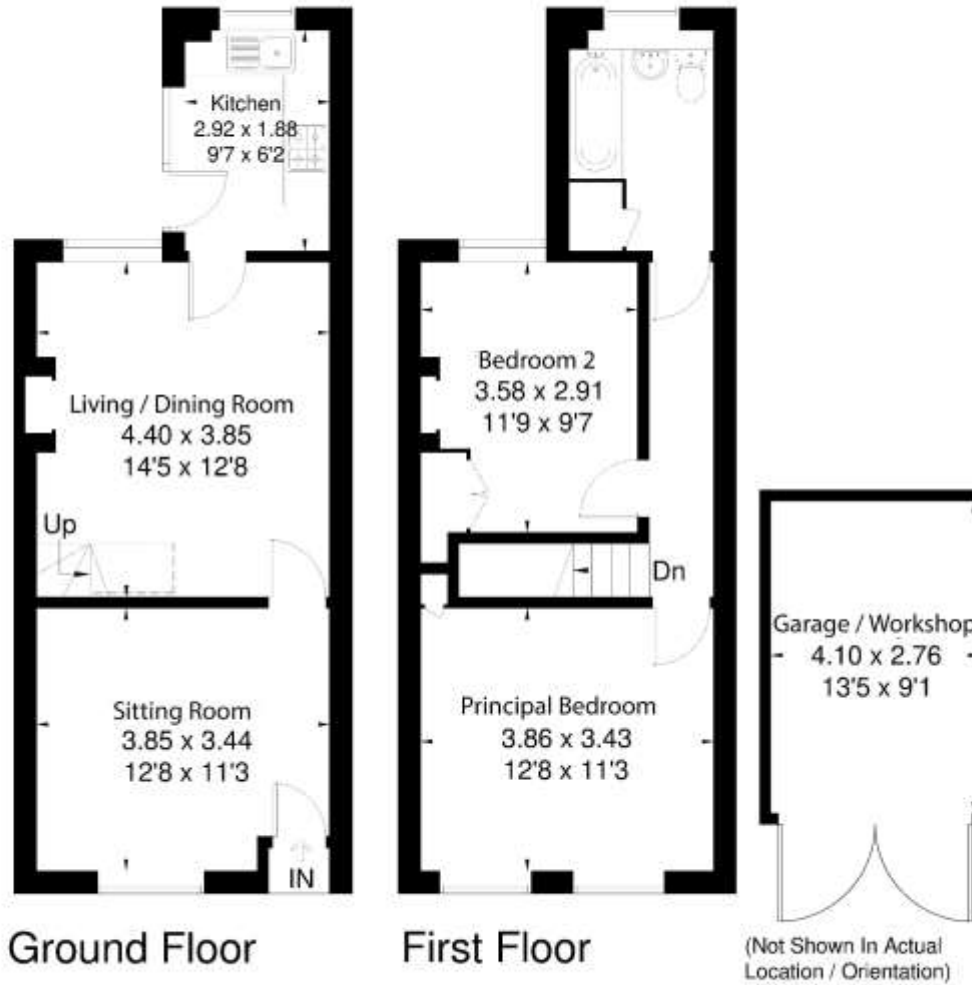
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**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 74.3 sq m / 800 sq ft  
 Garage = 11.2 sq m / 120 sq ft  
 Total = 85.5 sq m / 920 sq ft



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Energy Efficiency Rating	
Current	Potential
A	B+
B	B
C	B-
D	C
E	C-
F	D
G	D-

Rating: **B** (Current) / **B+** (Potential)

England, Scotland & Wales