



EVANS & PARTRIDGE

3 NEW STREET
STOCKBRIDGE, HAMPSHIRE







3 NEW STREET, STOCKBRIDGE, HAMPSHIRE, SO20 6HG

A MID-TERRACE COTTAGE WITH AN ATTRACTIVE WESTERLY FACING REAR GARDEN SITUATED WITHIN A SHORT LEVEL WALK OF STOCKBRIDGE HIGH STREET AND ALL OF ITS EXCELLENT AMENITIES

TWO DOUBLE BEDROOMS
FIRST FLOOR SHOWER ROOM
OPEN PLAN GROUND FLOOR LIVING
WELL STOCKED WESTERLY FACING GARDEN
HEART OF THE TEST VALLEY
EXCELLENT RANGE OF NEAR AMENITIES AND COMMUNITY

OFFERS INVITED AROUND: £375,000 Freehold

DESCRIPTION

A mid-terrace cottage with brick elevations beneath a slate roof with the benefit of double glazing and electric heating. The property features an attractive well stocked westerly facing rear garden. Its accommodation includes an entrance hall, open plan sitting/dining room with fireplace, kitchen/breakfast room and two good sized first floor double bedrooms sharing a shower room. The property is situated back from the High Street, off New Street, but remains within a short level walking distance of the centre of Stockbridge and all of its amenities, together with easy access into the surrounding countryside

LOCATION

Stockbridge 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

Entrance	Path leading to UPVC/part obscure glazed door leading into:
Hall	Staircase rising to first floor with handrail on one side. Deep alcove with high hanging rail and space for coat hooks. Meter and fuse boxes in high level cupboards. Pendant light point. Obscure glazed door into:
Sitting / Dining Room	(Open plan, central) Open fireplace with tiled surround, raised hearth and display sill above. Recesses to either side of chimney breast, one fitted with book/display shelving. Further corner alcove with book/display shelving. Two pendant light points. Large window to front aspect. Low door into deep storage cupboard. Two open arches open into:

Kitchen / Breakfast Room KITCHEN: A range of high and low level cupboards and drawers. High open fronted shelving. Stainless steel sink with mixer tap and drainer. Roll top work surfaces with ceramic tiled splash backs. Free-standing Beko slimline cooker with double oven, grill and four ring hob over. Recess and plumbing for washing machine. Ceramic tiled flooring. Window overlooking the rear garden. Opening into: BREAKFAST AREA: Space for free-standing fridge/freezer and larder. Space for small breakfast table. Ceramic tiled flooring continues. Ceiling light point. Window and UPVC/glazed door to rear aspect overlooking and opening onto the garden.

FIRST FLOOR

Central Landing Loft hatch and pendant light point. Doors to:

Bedroom One (A large double bedroom) Window to front aspect. Two pendant light points. Chimney breast with recesses to either side, one with built-in shelving. Deep wardrobe cupboard.

Bedroom Two (Good size double bedroom) Window overlooking the rear garden. Pendant light point.

Shower Room White suite comprising pedestal wash hand basin. Low level WC. Sliding glass door into generous enclosure with mixer shower. Part tiled walls. Mirror fronted medical cabinet. Ceramic tiled flooring. Obscure glazed window. Ceiling light point. Door to cupboard housing hot water cylinder with slatted shelving beneath.

OUTSIDE

Front The property is set slightly back from New Street pavement. Dwarf brick wall and sunken low shingle areas, ideal for potted plants and trees. Central path to doorway.

Rear Garden Attractively landscaped with the benefit of a westerly aspect. Paved terrace area. Central lawn. Impressively stocked herbaceous and flower borders. Apple tree. To the rear boundary there is further paved area and a timber garden shed. Gate at rear to path allowing direct access from the garden round to the road.

Services Mains water and drainage. Electric heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.

Directions SO20 6HG

Council Tax Band C

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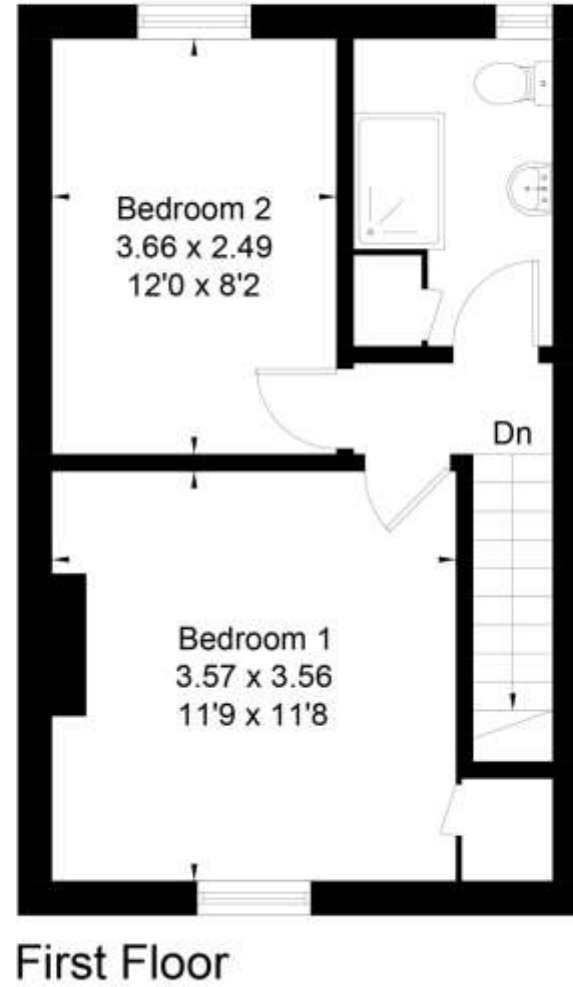
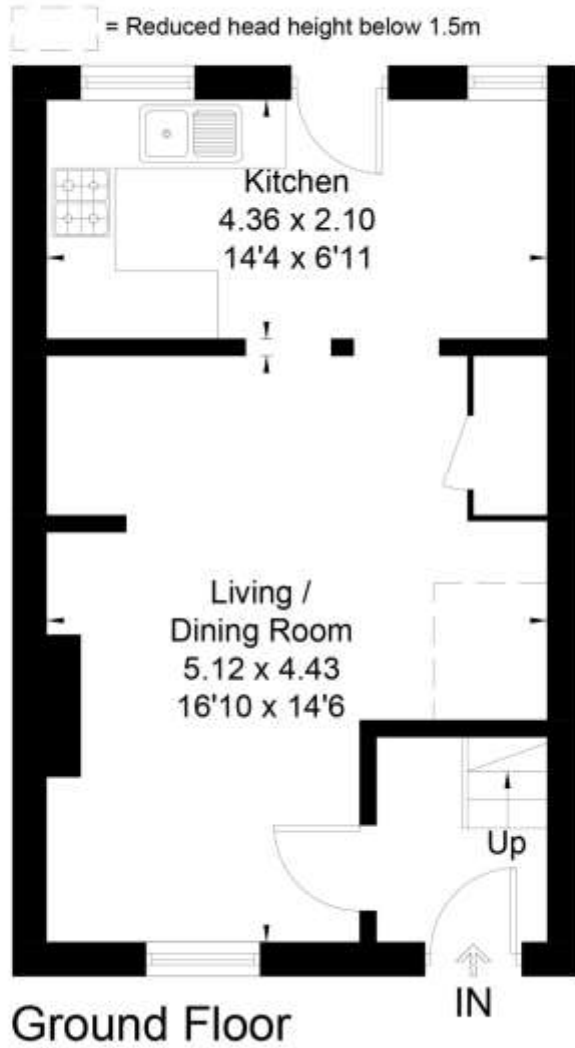
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Approximate Floor Area = 65.3 sq m / 703 sq ft



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 #76280

Energy Efficiency Rating		Current	Potential
Very Good	A		
Good	B		
Fair	C		
Below Average	D		
Poor	E		
Very Poor	F		
Worst	G		
		Current	Potential
		BT	BT

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