



EVANS & PARTRIDGE

**3 HAYES CLOSE
KING'S SOMBORNE, STOCKBRIDGE**











3 HAYES CLOSE, KING'S SOMBORNE, STOCKBRIDGE, HAMPSHIRE, SO20 6QF

A DETACHED FAMILY HOUSE OFFERING GREAT SCOPE AND POTENTIAL FOR MODERNISATION AND EXTENSION STPP TO TAKE FULL ADVANTAGE OF THE GOOD SIZED GARDEN AND OPEN ASPECT TO THE REAR OVER MEADOW AND FARMLAND, SET BACK FROM THE ROAD WITHIN A SMALL CLOSE OF JUST FOUR DETACHED HOMES

**DETACHED FAMILY HOUSE WITH GREAT SCOPE
SET BACK FROM ROAD IN SMALL CLOSE
SPACIOUS, LIGHT ACCOMMODATION
GOOD SIZED GARDEN BACKING ONTO MEADOW AND COUNTRYSIDE
VILLAGE WITH RANGE OF AMENITIES IN WALKING DISTANCE
EASY DRIVE TO STOCKBRIDGE, WINCHESTER, ROMSEY AND BEYOND**

OFFERS INVITED AROUND: £495,000 Freehold

DESCRIPTION

A detached family house believed to have been built in the 1960s, constructed of mainly white washed brick and part tile hung elevations beneath a tiled roof with the benefit of UPVC double glazing and oil fired heating with boiler and oil tank replaced circa 2015. This property stands in a good sized plot with a large wrap round rear garden. There is great scope to remove or lower the rear hedgerow opening up the view over directly adjoining meadow and countryside. The property offers great scope and potential for reconfiguration, modernisation and extension although is perfectly habitable at present. The accommodation comprises a central reception hall with cloakroom, dual aspect living room with fireplace, separate dining room and kitchen/breakfast with separate utility. To the first floor there are three large double bedrooms, one with separate dressing/sitting area and a modern shower room. The property has the additional benefit of a long tandem garage/workshop. The rear of this could be converted into a home office/studio, potential with glass doors overlooking part of the garden.

LOCATION

The property is situated in the popular village of King's Somborne which offers everyday facilities including a Post Office/store, primary school, church and public house. The picturesque town of Stockbridge, traversed by the River Test, is just three minutes away to north and offers a variety of shops, Post Office, hotels and public houses, coffee shops/restaurants, churches, a doctors' surgery, primary and secondary schools. 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

- | | |
|-----------------------|--|
| Porch | Felt roof on white washed steel posts. Overhead light. UPVC/obscure glazed door with obscure glazed panel to one side leading into: |
| Reception Hall | (Large central area) Turning staircase with half landing and two obscure glazed picture windows to the front aspect rising to the first floor. Door to deep under stairs storage cupboard with coat hooks and light. Pendant light point. Doors to living room, dining room, kitchen/breakfast room and cloakroom. |

Cloakroom	Coloured suite comprising wash hand basin with tiled splash back with mirror above. Low level WC. Circular mirror. Towel rails. Obscure glazed window. Pendant light point.
Living Room	(Good size and dual aspect) Open fireplace with decorative tiled surround and raised hearth. Glazed patio doors to side aspect and giving access to a wrap round patio area. Wide picture window to the rear aspect overlooking the rear garden and beyond towards farmland. Comprehensive book/display shelving to the width of one wall. Pendant light point.
Dining Room	Picture window to side aspect. Pendant light point.
Kitchen / Breakfast Room	Stainless steel sink unit with mixer tap and drainer. Roll top work surfaces with similar upstand, tiled splash back above. A range of high and low level cupboards and drawers. Open fronted low level storage. De Dietrich free-standing cooker. Large oven and grill with four ring hob above. Extractor fan and light over. Space for tall fridge freezer. High level pine open fronted shelving to one wall. Picture window to rear aspect overlooking the rear garden and beyond towards farmland. Further glazed door to side aspect with side porch leading to gardens. Two ceiling down lighters. Door to:
Utility Room	Window to side aspect. Work surface with recess and plumbing beneath for appliances. Water softener. Tiled splash back. Pine shelving. Fluorescent strip light.

FIRST FLOOR

Landing	Pendant light point. Loft hatch. Door to deep cupboard housing lagged copper cylinder with fitted immersion. Deep slatted shelving above. Further doors to:
Principal Bedroom	(Spacious, dual aspect double bedroom with large dressing/seating area) BEDROOM: (Double) Pendant light point. Window to front aspect. Door to high level wardrobe over bulkhead to stairs. Wide opening into DRESSING/SITTING AREA: Picture window to rear aspect overlooking water meadows with mature trees towards farmland beyond. Space for comprehensive free-standing or built-in furniture. Pendant light point.
Bedroom Two	(Double bedroom) Picture window to side aspect. Pendant light point.
Bedroom Three	(Double bedroom) Picture window to rear aspect with attractive open rural view. Alcove with built-in wardrobe and sliding doors, one mirror. Comprehensive full height book/display shelving to one wall. Pendant light point. Wardrobe.
Family Shower Room	(With space for bath if preferred) White suite comprising pedestal wash hand basin. Curved glass shelving to one side, large mirror above and strip light/shaver socket. Low level WC. Glass door into glass/tiled enclosure with mixer Mira shower. Floor to ceiling tiling with decorative band. Built-in storage. Two LED down lighters. Tall chrome towel radiator.

OUTSIDE

Front	The property sits to the rear of a small Close of four detached properties. Dipped curve over pavement onto concrete hard standing providing a generous parking space and access to the tandem garage. Small front lawn with rose and shrub border to one side. Hedging to opposite side. Gate within fencing opening into the main garden.
Tandem Garage	Constructed of brick elevations beneath a felt roof. Up and over door to front. Window and personnel door to side. Light and power connected.
Main Garden	(A particular feature of the property) Wrapping round three sides of the house but deep to the rear and garage side. Fairly level laid to grass, well enclosed by tall hedging plants. Paved terrace areas for entertaining. Outside boiler with an insulated case replaced within the last five years. Raised oil tank replaced in the last two years. Awning.
Services	Mains water, electricity and drainage. Oil-fired central heating. Boiler installed 2015 and serviced annually. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SO20 6QF
Council Tax Band	E

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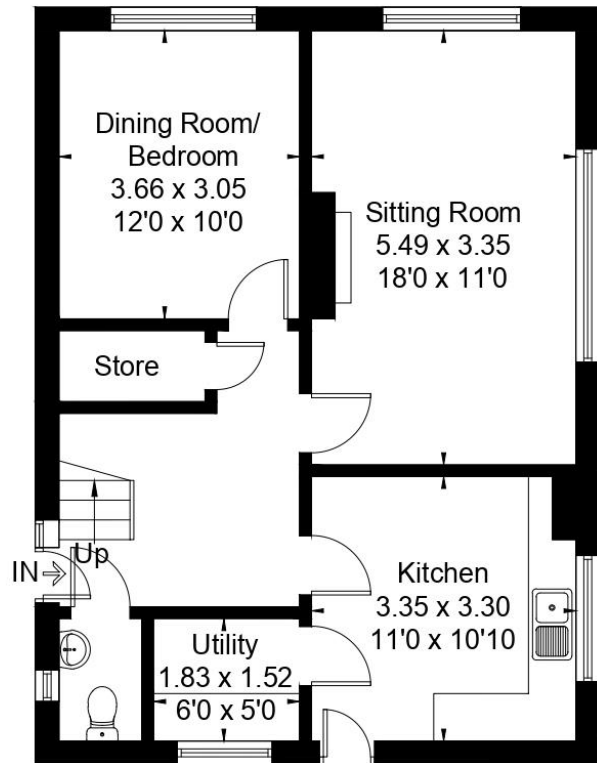
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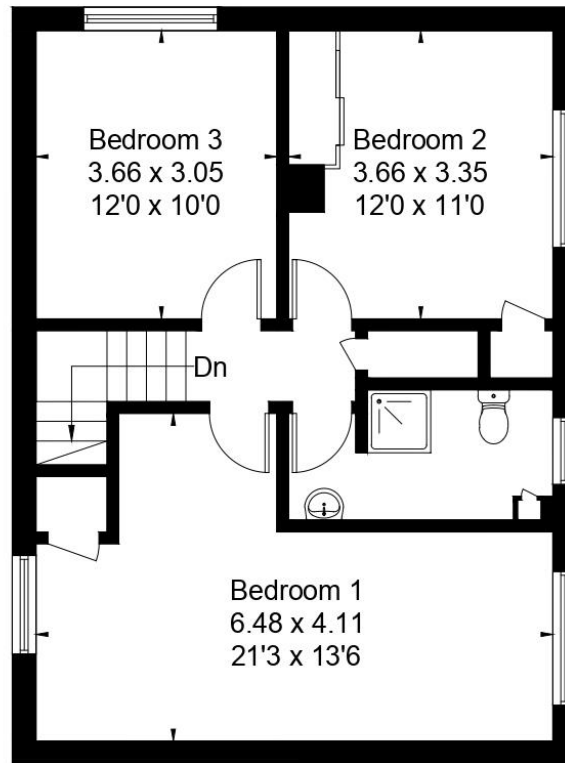
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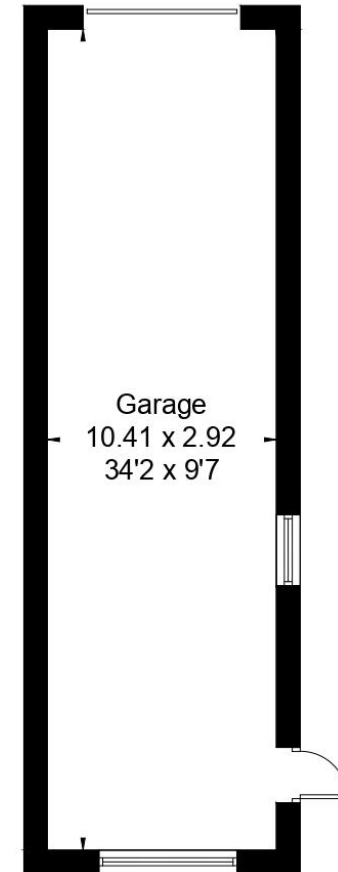
Approximate Floor Area = 117.7 sq m / 1268 sq ft
 Garage = 30.7 sq m / 330 sq ft
 Total = 148.4 sq m / 1598 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		64
	E		
	F		
	G		
Not energy efficient - higher running costs			77

England, Scotland & Wales EU Directive 2002/91/EC