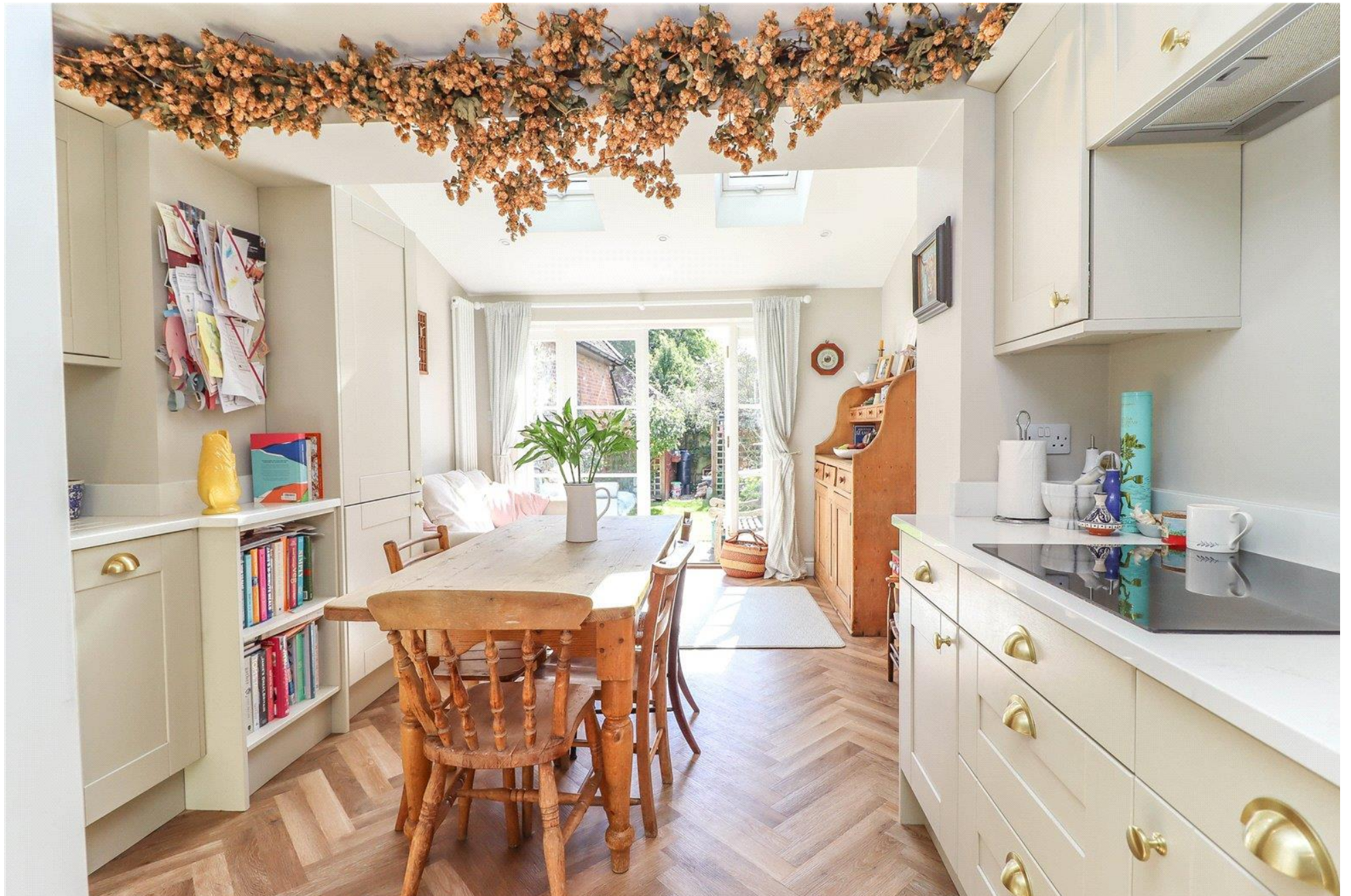




EVANS & PARTRIDGE

ELSTON, HIGH STREET
STOCKBRIDGE, HAMPSHIRE











ELSTON, HIGH STREET, STOCKBRIDGE, HAMPSHIRE, SO20 6HF

A CHARMING AND BEAUTIFULLY PRESENTED MID-TERRACE COTTAGE THAT HAS RECENTLY BEEN EXTENDED TO THE REAR PROVIDING AN OPEN PLAN KITCHEN, DINING, LIVING AREA WITH FRENCH DOORS ONTO THE SOUTHERLY FACING GARDEN. SET JUST BACK FROM THE HIGH STREET WITH OFF-ROAD PARKING AND WITHIN A SHORT LEVEL WALK OF ALL

SITUATED IN STOCKBRIDGE WITH OFF-ROAD PARKING
WELL ENCLOSED SOUTHERLY FACING LEVEL GARDEN
SITTING ROOM WITH OPEN FIREPLACE
CENTRAL HALL AND GROUND FLOOR WC
WELL APPOINTED MODERN KITCHEN WITH ADJOINING DINING AND LIVING AREA
TWO DOUBLE BEDROOMS AND WELL APPOINTED FIRST FLOOR BATHROOM

OFFERS INVITED AROUND: £495,000 Freehold

DESCRIPTION

A mid terrace period cottage constructed of colour washed elevations beneath a slate roof. The property is presented beautifully having been modernised and extended in recent years by the present owners. The property is situated toward the eastern end of the High Street, set back from the main road with off-road parking to the front for one to two vehicles. A southerly facing cottage garden extends to the rear where there is a good sized terrace and garden shed.

LOCATION

The property is situated in Stockbridge which offers a variety of shops, a post office, hotels and restaurants, cafes, public houses, churches, a doctor's 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

Porch Decorative leaded canopy (on exposed gallows). Quarry tile flooring. Painted hardwood door with high level obscured glazing into:

Sitting Room A cosy reception room. Central cast iron Victorian fireplace. Timber mantelpiece and oak edged patterned tiled hearth. Recesses to either side of chimney breast. One with dresser, low level double cupboard with book/display shelving above. The other has a deep media shelf with double cupboard beneath and display sills over. Karndean herringbone limed oak effect flooring. Large sash style UPVC double glazed window to front aspect with deep display sill. Pendant light point. Staircase with exposed balustrade to one side rising to the first floor. Storage recess beneath. High cupboard housing meter and fuse box. Detailed skirting boards. Internal panel/glazed door into:

Inner Hall	Deep alcove with coat hooks and room for storage. Karndean flooring continues. LED downlighter. Half glazed panel door into open plan kitchen, dining room opening onto the main garden. Oak folding door into:
Cloakroom	White suite comprising Burlington wall hung basin with side mixer tap. Low-level WC with oak seat. Chrome towel radiator. Karndean flooring. LED downlighters. Extractor fan.
Kitchen/Diner	(With adjoining living area) Stainless steel 1½ bowl sink unit with brass mixer tap and polished quartz drainer to one side. Polished quartz work surfaces with similar upstands. A range of high and low shaker style pastel colour washed cupboards and drawers; including some deep pan drawers. Integrated fridge and freezer. Integrated recycling area and slimline dishwasher. Integrated washing machine. Eye level Bosch microwave/combi oven with traditional oven and grill beneath. Four ring induction hob with extractor fan and light above. Low level open fronted cook book shelving. LED downlighters. Space in the centre of the room for long dining table. Karndean herringbone oak effect flooring. Full width opening into:
Living Area	Featuring wide glazed double doors with further glazing to either side opening on to the rear patio and main garden. High profile ceiling with two Velux skylights, surrounding LED downlighters. Karndean herringbone limed oak effect flooring. Space for dresser and settee.
<u>First Floor</u>	
Landing	Central and L-shaped. Pendant light point. Loft hatch. Door to deep lined cupboard. Further panel or latch doors to bedrooms. Half obscured glazed door to bathroom.
Bedroom 1	A large double bedroom. Sash style picture window to the front aspect. Pendant light point. Alcove ideal for free standing or built in furniture.
Bedroom 2	Double bedroom. Window to the rear aspect overlooking the main garden. Pendant light point. Panelling to one wall. Arch into walk in wardrobe area. Internal arched alcove with hanging rail. Space for furniture beneath.
Family Bathroom	Well appointed. White suite comprising panelled bath, mixer taps/hand held shower attachment to one end. Wall mounted Cheltenham overhead mixer shower. Folding glass shower screen. Fully metro tiled surround with decorative band and recessed bottles shelf. Low-level WC. Burlington pedestal wash hand basin. Chrome towel radiator. Half metro tiled walls. Window to the rear aspect. LED ceiling spotlights. Extractor fan.
<u>Outside</u>	
Front	Access off service lane onto gravelled frontage with parking for one to two vehicles. Mixed hedging screens the boundaries. Concrete path to entrance porch.
Covered Walkway	External door from driveway. Long covered walkway leading through to the rear garden and providing a useful secure storage area.

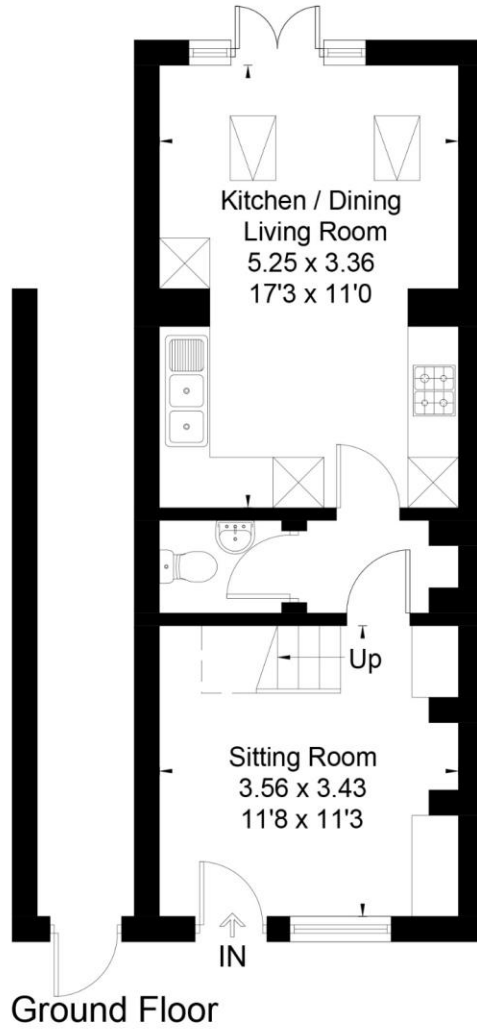
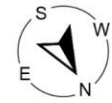
Rear Garden	Brick edged sandstone terrace. Southerly facing leading onto a level area of lawn with flower borders to either side. Attractive brick and flint wall of neighbouring cottage forms the side boundary. The opposite boundary on the west side is also enclosed by an attractive brick and flint wall with espalier apple trees trained to the front. Old well pump and capped well currently not in use. To the rear boundary, screened by trellis there is a raised oil tank and timber garden shed.
Services	Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6HF
Council Tax Band	C

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
Tel. 01264 810702
www.evansandpartridge.co.uk

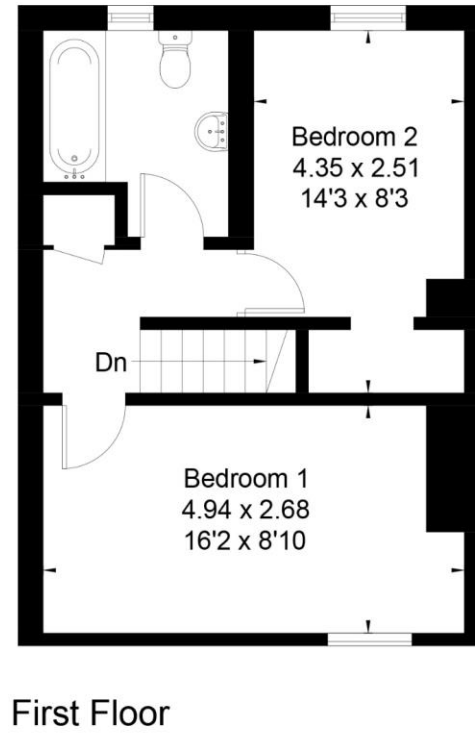
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

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 Floor Area = 71.8 sq m / 773 sq ft



= Reduced head height below 1.5m



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 #79194

Energy Efficiency Rating		Current	Potential
90+	A		
81-89	B		84
69-80	C		
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

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