



EVANS & PARTRIDGE

**7 FURZEDOWN COTTAGES, KINGS SOMBORNE
STOCKBRIDGE, HAMPSHIRE**















7 FURZEDOWN COTTAGES, KINGS SOMBORNE, STOCKBRIDGE, HAMPSHIRE, SO20 6QJ

AN EXTENDED PERIOD COTTAGE WITH SMALL DETACHED ANNEXE IN A BEAUTIFUL WELL-STOCKED QUARTER ACRE PLOT WITH OPEN VIEWS IN A PEACEFUL ELEVATED RURAL SETTING ON THE OUTSKIRTS OF THE VILLAGE

SITTING ROOM - STUDY - OPEN KITCHEN/DINING ROOM
THREE BEDROOMS - BATHROOM
SMALL ONE BED ANNEXE/GYM OR OFFICE
WEST FACING GARDEN - AMPLE PARKING - WOOD AREA
QUIET RURAL SETTING WITH WALKS
EASY DRIVE TO WINCHESTER AND STOCKBRIDGE

OFFERS INVITED AROUND: £700,000 Freehold

DESCRIPTION

A semi-detached cottage constructed of brick elevations beneath a tiled roof providing well presented characterful accommodation comprising reception hall, cosy sitting room with fireplace, separate study, open plan kitchen leading into dining/garden room with high vaulted ceiling and doors into the rear garden, walk in larder and utility/boot room. To the first floor there is an extended landing/office area, three bedrooms and a bathroom. Behind the cottage there is a useful detached brick under tile compact annexe. The cottage is one of a row of seven former workers cottages that have the great benefit of a tucked away rural position surrounded by beautiful countryside yet within a short drive of Kings Somborne, Stockbridge, Romsey and Winchester. The former owners extended the plot and parking area by purchasing an extra piece of ground with mature trees. The main rear garden has the benefit of a westerly aspect and views over the adjoining paddock land. The property also benefits from a recently replaced oil fired combi boiler and a fully insulated loft area.

LOCATION

The property has a quiet elevated setting on the southern outskirts of the village of Kings 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 five minutes away to the north. The abbey town of Romsey is approximately seven miles to the south, and the cathedral cities of Winchester and Salisbury are both within about fifteen and twenty five minutes drive respectively. There are also excellent road links to London and the West Country via the M3 and A303 and also to the South Coast.

ACCOMMODATION

Step up through brick arch with overhead lantern style light into:

Entrance Porch

Alcove and seat. Panelled part glazed door leading into:

Reception Hall

Turning staircase with exposed balustrade to side rises to half landing then splits and continues to first floor. Polished Travertine tiled floor. Understairs cupboards. T&G panelling to walls. Pendant light point. Panel door into sitting room. Opening into:

Inner Hall Area	Openings into open plan kitchen with adjoining dining/garden room and walk in larder. Part bevel edged glazed oak door and step down into utility. Polished Travertine tiled floor. Vertical space saving radiator. LED downlighter.
Sitting Room	Classic cosy reception room. Open brick fireplace housing a cast iron log burning stove on stone hearth, rustic timber sill above. Recess to either side of chimney breast with built in cupboards and shelving. T&G panelling to all walls. High recess. Pitch pine exposed floor boards. Window to front aspect affording views towards woodland garden area to farmland beyond. Pendant light point.
Open Plan Kitchen	Stainless steel 1½ bowl sink unit with mixer tap and drainer. Granite effect work surface with similar upstand. Range of Shaker style high and low level cupboards and drawers incorporating deep pan drawers. Zanussi oven/grill. Four zone Whirlpool induction hob with coloured glass splash back and glass/stainless steel hood above. Space for upright fridge/freezer. Space and plumbing for dishwasher. Polished Travertine tiled flooring. LED downlighters. Meter and fuse box cupboard. Window to rear aspect overlooking garden to paddock beyond.
Dining/Garden Room	High vaulted ceiling with exposed joists, collar beam and spot lights. Glazed double doors opening onto rear terrace and garden. Window to side aspect with views over garden to paddock beyond. Travertine tiled floor. Vertical space saving radiator.
Larder	LED downlighters. Comprehensive shelving. Travertine tiled floor.
Utility/Boot Room	Rustic timber block work surface with inset stainless steel sink unit with mixer tap, tiled splashback, cupboards above and below. Recess and plumbing for washing machine. Recently replaced Grant oil fired boiler. Boot storage. Space for dog bed. Wall cupboards. High ceiling with spotlights. Half glazed door to outside. Ceramic tiled floor. Panel door into cloakroom. Step up and door into study.
Cloakroom	White suite comprising wash hand basin with mixer tap and low level WC. Ceramic tiled floor and walls. Light.
Study	Dual aspect. Window to front aspect. Further high window to side aspect. Pendant light point. T&G panelling to one wall. Cupboard.
<u>First Floor</u>	
Landing 1	T&G panelling. Access to loft via hatch. Pendant light point. Alcove with full height book shelving. Panel doors to:
Bedroom 1	Large double bedroom. Window to front aspect overlooking woodland garden area to farmland beyond. Cast iron Victorian fireplace (not in use). T&G panelled walls. High ceiling with pendant light point. Double doors into built in cupboard with hanging rail and light. Further double doors into cupboard within eaves space
Bedroom 2	Large double bedroom. T&G panelled walls. High ceiling with pendant light point. Cast iron Victorian fireplace with stone hearth. High and low level cupboards. Two windows to rear aspect with views over paddocks and farmland. Exposed pine floorboards.
Spacious Landing 2	Ideal study/play area. Window to rear aspect with far reaching views. Further window to gable end. T&G panelled walls. High ceiling with pendant light point. Book shelving. Pine floorboards. Panelled door into:
Bedroom 3	Small double bedroom. Window to front aspect. High ceiling with pendant light point. T&G panelling. Pine floor boards. Range of cupboards over stairs and wardrobe with hanging rail. Shelving.

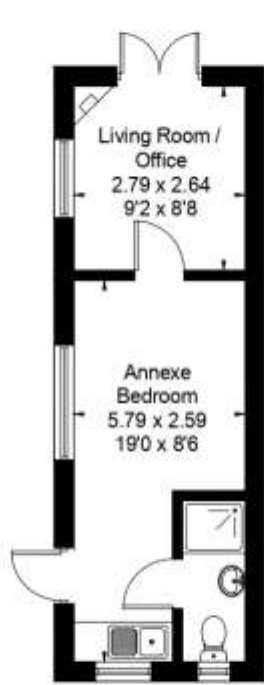
Family Bathroom	White suite comprising double ended panelled bath with mixer tap and wall mounted Mira shower, fully tiled surround. Pedestal wash hand basin with mixer tap and mirror fronted cupboard above. Low level WC. Vinyl flooring. T&G panelled walls. High ceiling with downlighters. Towel rail. Extractor fan. Window to rear aspect.
Outside	The property enjoys an elevated rural situation set well back from the road, approached over a long unmade track. Large gravelled parking area in front of the cottage with space for three to four vehicles, screened to either side by shrubs and post and rail fencing. Well stocked border with snowdrops, hellebores, shrubs and ornamental trees. Paved steps lead to an elevated terrace in front of the property with views towards woodland and farmland beyond, ramp to opposite side. Log store. Paved path and gate into rear garden. Extended parking and wild woodland garden area. Further gravelled parking area and seat to opposite side of the track with Yew tree and path leading down to an additional area of woodland garden with mature trees.
Main Rear Garden	Side gate opens into a secluded courtyard area, storm porch above utility/boot room door. Oil tank. Close boarded fencing to one side. The main rear terrace extends in front of the dining room. Small kitchen garden area. Steps lead onto a long lawn with well stocked borders on either side comprising an abundance of fruit trees, shrubs, flowers, roses, wisteria and vines. The lawn widens at the rear boundary which is enclosed by stock fencing affording far reaching views over paddock and countryside. Kitchen garden area. Aluminium frame greenhouse. Raised borders. Large timber shed. The garden is well screened by close boarded fencing and hedging.
Small Annexe/Ancillary Space	Constructed of brick elevations beneath a tiled roof and located to the rear of the cottage.
Hallway with Kitchenette	Work surface with inset stainless steel sink, mixer tap, metro tiled surround, cupboard beneath and full height cupboard to side. Block glazing at one end for natural light. Door to shower room. Opening into:
Bedroom Area	Window overlooking garden. Pendant light point.
Sitting Room	Window overlooking garden. Pendant light point. Shower Room: White suite comprising basin, WC and shower cubicle.
Services	Mains water and electricity. Oil heating. Private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6QJ
Council Tax	E and Annexe A.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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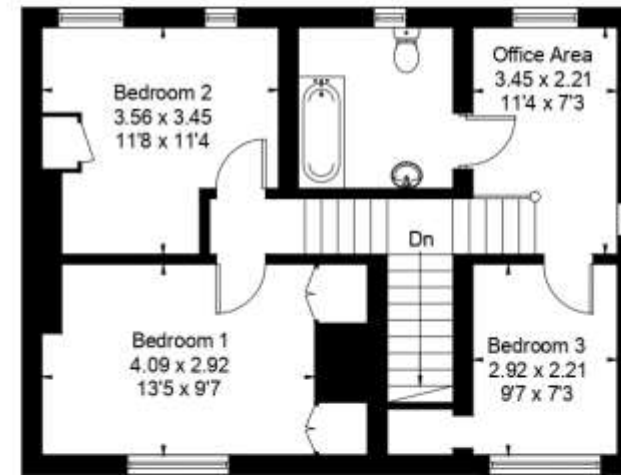
Approximate Floor Area = 120.7 sq m / 1300 sq ft
 Outbuilding = 22.0 sq m / 245 sq ft
 Total = 143.5 sq m / 1545 sq ft



Outbuilding



Ground Floor



First Floor



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

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