

FERN COTTAGE, PENNY LANE
STOCKBRIDGE, HAMPSHIRE



EVANS & PARTRIDGE















FERN COTTAGE, PENNY LANE, STOCKBRIDGE, HAMPSHIRE, SO20 6JJ

AN EXCITING OPPORTUNITY TO ACQUIRE THIS SPACIOUS LATE VICTORIAN CHALET STYLE HOME OFFERING GREAT SCOPE AND POTENTIAL STANDING IN ABOUT 4 ACRES ON THE OUTSKIRTS OF STOCKBRIDGE WITH A SOUTH WESTERLY ASPECT AND OPEN FAR REACHING VIEWS

**LIGHT AND AIRY WITH HIGH CEILINGS
WINE CELLAR - DOUBLE GARAGE
TOTALLING 4 ACRES - HALF GARDEN, HALF Paddock
ELEVATED SETTING AND FAR REACHING VIEWS
RURAL POSITION WITH LONG DRIVE
1 KM TO CENTRE OF STOCKBRIDGE**

OFFERS INVITED AROUND: £1,175,000 Freehold

DESCRIPTION

An individual detached chalet style residence built in the late 1890s to take advantage of this hill top setting on the edge of Stockbridge offering fabulous open views to the south over rolling farmland and countryside. The spacious accommodation features large rooms, high ceilings, big windows (some original sash), deep skirting boards and other period features. The property stands in about 2 acres of mature garden with wild areas and with an additional 2 acre paddock. Fern cottage is not Listed and sits just outside the conservation area - there is tremendous scope to modernise, reconfigure and substantially extend this property subject to planning consent.

LOCATION

Fern Cottage has an elevated rural setting on the south east edge of Stockbridge just off the road that leads to King's Somborne. If you walk a short distance down the main road there is a cut leading to the Test Way and directly to the High Street. Stockbridge is the heart of the Test Valley and offers a variety of shops including a delicatessen, post office, hotel, public houses, wine bar, restaurant, churches, doctors surgery, regular bus services, primary and secondary schools. The cathedral cities of Salisbury and Winchester and the abbey town of Romsey are all within a 20 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 15 minutes drive away) as well as Grateley (about 10 minutes drive) with fast trains to Waterloo.

ACCOMMODATION

Entrance	Long pillared veranda/entrance porch with patterned quarry tiled flooring. High profile ceiling. Space for bench with valley views. Outside lantern style light. Part obscure glazed door into:
Entrance Hall	Pendant light point. Dado rail. Wide opening into:

Reception Hall	A spacious central area with turning staircase with substantial balustrade rising to the first floor. High ceilings. Dado rail. Pendant light points. Doors to ground floor accommodation and cloakroom. Door and stairs descending to:
Wine Cellar	Useful and relatively dry with reasonable head height. Light and power.
Cloakroom	Matching suite. Wash hand basin, low level WC. Window to side aspect. Mirror. Ceiling light point.
Main Reception Room	An elegant dual aspect double reception room providing drawing room and separate formal dining area.
Drawing Room	Open fireplace with raised marble hearth, marble surround and decorative hardwood mantelpiece. Recessed to either side of chimney breast with built in display shelving and cupboards. Beautiful wide and tall bay picture window enjoying stunning far reaching views over the gardens and grounds to farmland and countryside beyond. Decorative panelling to either side and below window. Central pendant light point. Picture rail. Deep skirting boards and ceiling coving.
Formal Dining Area	Substantial sash windows on two aspects one with glorious far reaching views. Picture rail continues. Pendant light point. Alcove with shelving and cupboard beneath. Deep skirting boards and ceiling coving.
Kitchen/Breakfast Room	Large open fireplace beneath exposed oak beam housing two oven Rayburn with traditional double hob (currently not in use). Recesses to either side of chimney breast with built in pitch pine dresser to one side. Fitted kitchen; high and low level cupboards and drawers and high level glazed china display cabinets. Roll topped worktops with ceramic tiled splashback and display sill. 1½ bowl ceramic sink unit with mixer tap and drainer. Integrated Bosch double oven and grill. Separate four ring ceramic hob with extractor fan and light above. Space for tall fridge/freezer. Recess and plumbing for dishwasher. Space for family breakfast table. High ceiling. Multiple ceiling spotlights. Full sash window to side aspect with views down the driveway.
Utility	Spacious. Stone effect roll topped work surfaces, part with similar upstand and part tiled splashbacks. Circular stainless steel sink with drainer and mixer tap. A range of low level cupboards and drawers. Recess and plumbing for washing machine with space beside for dryer. Space for further tall fridge/freezer and broom cupboards to end. Two pendant light points. High ceiling. Sash window. Coat hooks. External half glazed door to:
Potting Area	Timber frame and glazed beneath a profile glazed roof. Half glazed door to outside and latch door to:
Boiler Room/Workshop	Simple outbuilding with profile glazed roof and brick walls. Windows on two aspects. Fireplace housing Grant oil fired boiler. Belfast wash hand basin. Concrete floor and lights.
Bedroom 2	A substantial high ceilinged double bedroom with two large windows to the front aspect affording far reaching views. Brick open fireplace (currently not in use). Recesses to either side of the chimney, one with built in wardrobes. High ceiling. Pendant light point.
Bedroom 3	Square double bedroom. Window to side aspect. High ceiling. Pendant light point. Chimney breast with recesses to either side, one with large cupboard housing lagged hot water cylinder.
Bedroom 4	Double bedroom. Picture window with views down the long driveway. Pendant light point. Loft hatch.

Bathroom	A large room with window to side aspect. Bath, shower, basin and WC.
<u>First Floor</u>	
Landing	High ceiling. Pendant light point. Large stained glass window to side stairwell. Panelled doors to box room and principal bedroom suite.
Principal Bedroom Suite	Substantial double bedroom with sitting area featuring wide dormer window to front aspect affording stunning views over part of the Test Valley. High ceiling with two pendant light points. Two substantial built in wardrobe cupboards, one housing header tank. Panelled door to:
Ensuite Shower Room	Roll topped sill with inset basin, cupboards beneath. Wide Velux window above. Low level WC. Glass door into tiled shower enclosure. Eaves cupboards. Exposed purlin. Mirror with strip lights/shaver socket above. Ceiling lights.
Box Room	Excellent storage. Exposed purlin. Velux sky light. Ceiling light points. Access to eaves.
Outside	The property is approached over a long private, hedge lined, tarmac drive widening to the front of the property giving access to the integral double garage, parking area and main entrance.
Double Garage	Up and over door. Light and power connected. Window and personal door to rear.
The Plot	Extends to about 4 acres with circa 2 acres of garden and grounds surrounding the house and a 2 acre paddock.
Gardens and Grounds	Amounting to approximately 2 acres. Mature and secluded. Immediately surrounding the house there are lawned areas, raised spacious borders all interspersed with specimen trees and topiary hedging plants. Summer house. The main area of garden enjoys open views to the front and a south westerly orientation. Large wild garden areas extend to the west. Paths through formally coppiced Hazel with hidden lawns, mature Cherry trees and large Laurel bushes. Gate for main garden into:
Paddock	Amounting to about 2 acres. Enclosed by hedging along two sides, the remaining side needs to be fenced. Sloping pasture.
Services	Mains water and electricity. Private drainage. Oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6JJ
Council Tax	G

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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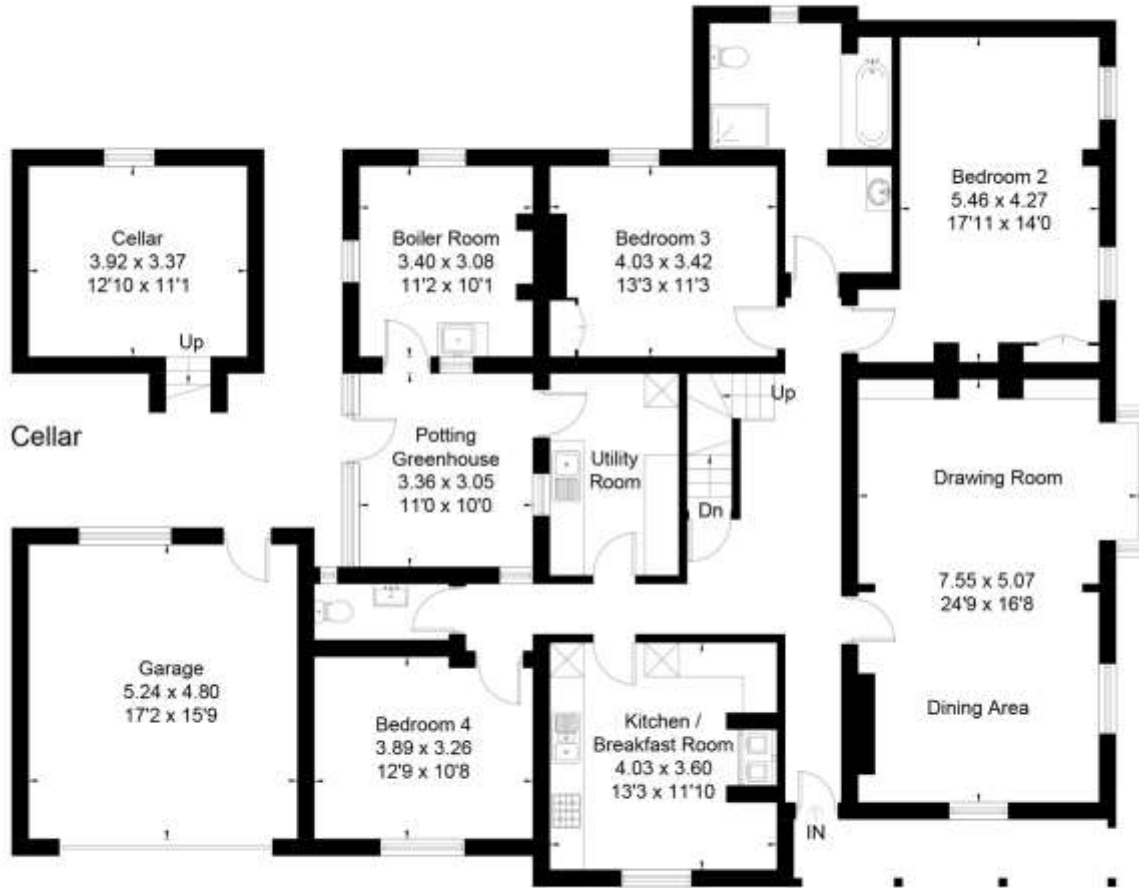
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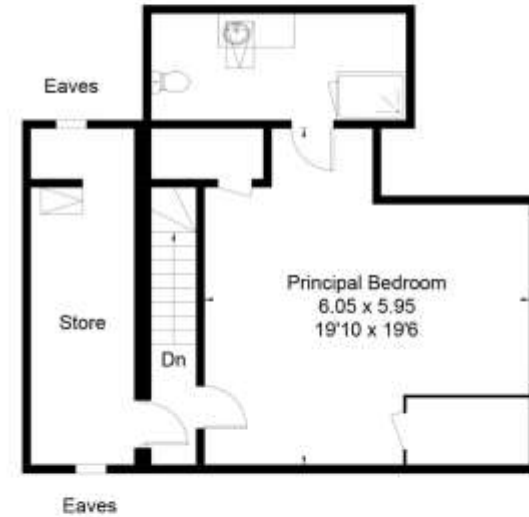


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LANDMARK INFORMATION Plotted Scale - 1:2750. Paper Size - A4

Approximate Floor Area = 237.6 sq m / 2557 sq ft
 Cellar = 13.8 sq m / 148 sq ft
 Garage = 25.3 sq m / 272 sq ft
 Total = 276.7 sq m / 2977 sq ft



Ground Floor



First Floor



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 #83712

