PEARSONS

ESTABLISHED 1900

Manor Farm, Stockbridge, Hampshire

Country & Individual Homes

Manor Farm
Stockbridge
Hampshire

A delightful Grade II Listed thatched cottage with over 2000 sq ft of accommodation and located in a secluded position with superb views across Stockbridge common.

- Living room
- Study
- Dining room
- Kitchen
- Utility room
- Cloakroom/Wet room
- Master bedroom with en suite
- Guest room with en suite
- Two further bedrooms
- Family bathroom
- Delightful private rear garden
- Garage
- Superb far reaching views across Stockbridge Common

Stockbridge offers a variety of shops, a Post Office, hotels and public houses, tea rooms/restaurants, churches, a doctorôs surgery and 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 minutesôdrive away) as well as Grateley (about ten minutesôdrive) with fast trains to Waterloo.

Manor Farm is a delightful Grade II Listed thatched cottage with its origins dating back to 1706, coupled with a sympathetic extension completed in 2006. The property comes to the market for the first time since 1956. The property is set with sealed unit double glazed casement windows. Within the cottage there is a wealth of traditional features which include inglenook fireplace with bressummer beam over, several rooms with exposed ceiling timbers and studwork which all add to the charm of this home. The flexible accommodation includes three reception rooms, good sized kitchen, four bedrooms and three bathrooms.

OUTSIDE
The location of Manor Farm is a particular feature as there are superb views across the Common and beyond. In addition a short walk from the property offers access to Stockbridge common and the Test Way. The garden is of a good size and is mainly laid to lawn with a mixture of shrub and mature tree borders.

ACCOMMODATION: As per floor plan

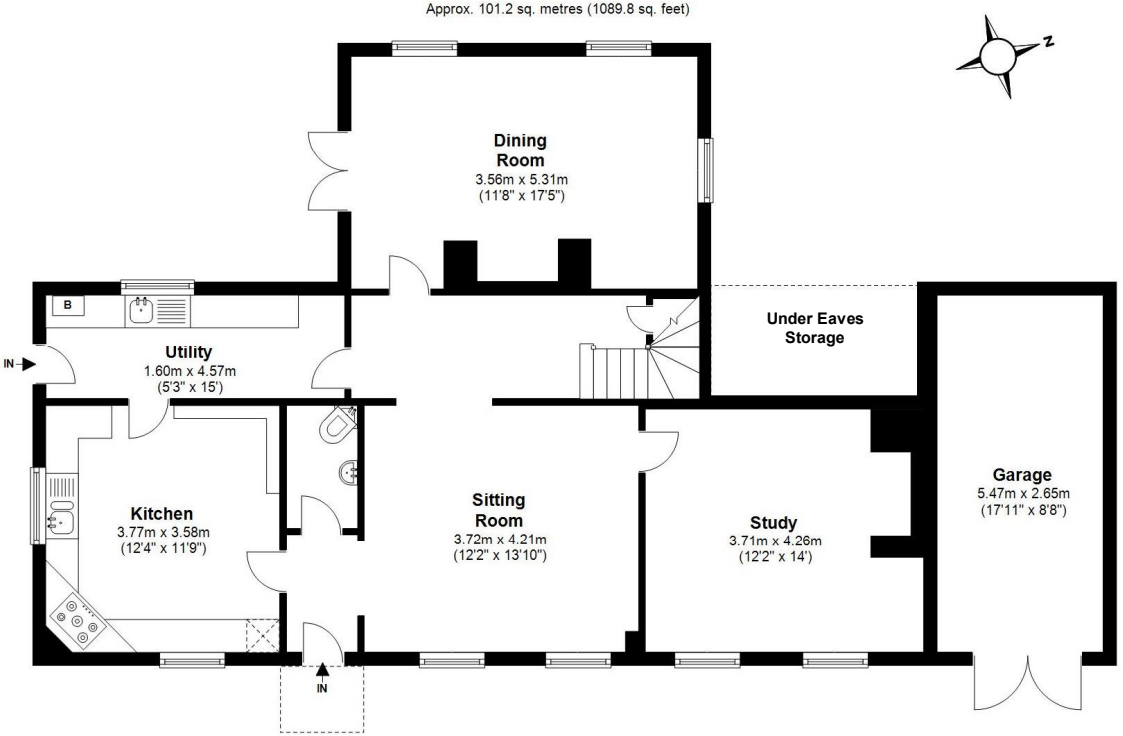
TENURE & SERVICES: Freehold. Mains water and electricity are connected. Calor gas connected. Private drainage. EPC rating D.

LOCAL AUTHORITY: Test Valley Borough Council, Andover Tel: 01264 368000. Council tax band F.

DIRECTIONS: Leave Andover on the A3507 to Stockbridge. Upon reaching Stockbridge take the A3057 to Romsey. After a short distance turn right into Marsh Court road and after approximately ¼ mile Manor Farm will be found on the right hand side marked with our For Sale board.

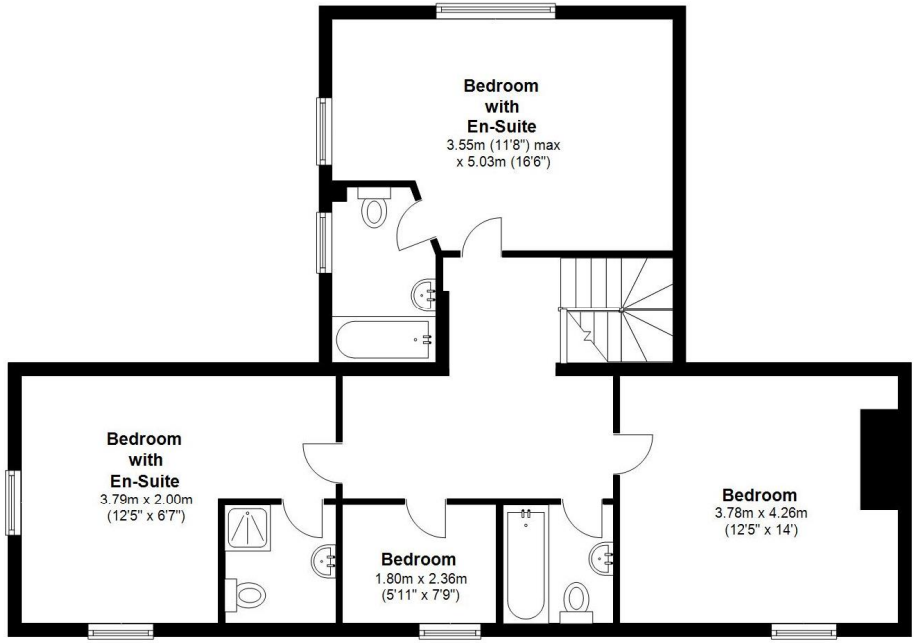
Ground Floor

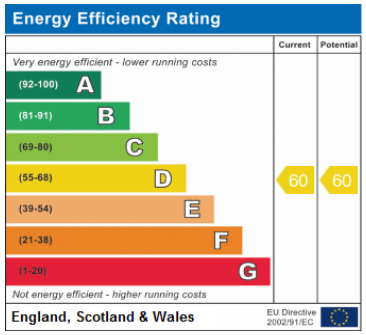
Approx. 101.2 sq. metres (1089.8 sq. feet)



First Floor

Approx. 77.1 sq. metres (830.4 sq. feet)





Total area: approx. 178.4 sq. metres (1920.2 sq. feet)

Copyright TVPM. Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
Plan produced using PlanUp.

Manor Farm, Stockbridge

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. None of the statements, photographs or plans contained in these particulars relating to this property should be relied up as statements or representations of fact.

P706

PEARSONS
ESTABLISHED 1900

Country & Individual Homes

17-21 London Street, Andover, Hampshire, SP10 2NU
01264 353356 andover@pearsons.com www.pearsons.com