



Stonemarth, Michelmersh, Romsey, SO51 0LB





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Quintessential detached thatched cottage dating back approximately three hundred years in parts and oozing in character and charm. The property is not listed and in more recent years has been the subject of a sympathetic programme of extension and improvement creating a spacious and well-appointed family home, which is both light and airy and with good ceiling height. Set in nearly two and a half acres with outbuildings, stabling and garaging together with delightful views of the surrounding countryside, this is a fabulous family home and ideal for those who require equestrian facilities.

The accommodation is accessed off a welcoming reception hallway with doors that lead to all the main principle reception rooms. The main sitting room centres on a brick fireplace and enjoys a double aspect overlooking front and rear with French doors opening out onto the rear patio terrace and garden. The second sitting room/family room is of a good size and centres on an Inglenook fireplace with wood burning stove, ideal for those cold, snug, winter evenings. Accessed off this room is another family room, also of good proportion and currently being used as the formal dining room, this room also has a fireplace. The kitchen has been attractively fitted with solid wood cabinets and work surfaces. There is plenty of cupboard space & built-in appliances, which include a Neff double oven, Electrolux electric hob, Bosch dishwasher and there is space for a fridge/freezer. Accessed off the kitchen is the breakfast area which overlooks the garden and leads through to the utility room, where

there is space for a washing machine and dryer and a door to outside. Also on the ground floor is a cloakroom. The ground floor accommodation boasts various character features including exposed beams. Upstairs accessed off the main landing are five bedrooms and the family bathroom. The master bedroom is a lovely size and benefits from a double aspect overlooking both the front and rear of the property. This room boasts built-in wardrobes and an en-suite. The en-suite has been attractively fitted with white gloss sanitary ware and boasts a corner shower cubicle, WC, wash hand basin and heated towel rail. The main bathroom has also been fitted with white gloss sanitary ware and benefits from a bath with shower over, WC, wash hand basin and heated towel rail. There are four further bedrooms, all of which are of a good size and if a fifth bedroom is not required, then there is scope to knock a partition wall down and create a bigger bedroom, if desired.

#### Outside:

The property is set back from the road and is accessed through gates leading to a driveway with ample off-road parking for numerous vehicles and double garaging. For those who require equestrian facilities then there are three stables, a hay barn and tack room, all of which have power. The yard also has a water supply. To the front of the ground there is an enclosed area which is grassed and has been used as a schooling area. However, if horses are not going to be housed, then this is an ideal area for an outdoor swimming pool, tennis court, or such like. There is a work shed with power and lighting and two sheds for storage. The grounds are approximately two and a half acres with a field shelter and formal garden area. The rear of the property and its gardens overlook the adjacent rolling countryside with idyllic views. For those summer months and alfresco dining, there is a decking area abutting the rear of the property and an area of shingle and planting making a lovely setting for entertaining.

#### General Information:

EPC Rating E.

Test Valley Borough Council Tax Band G.

#### Situation:

The village of Michelmersh is surrounded by serene countryside, offering beautiful walks and a range of local amenities including a church, village hall, sports field and cricket club. Easy access to the market town of Romsey boasting a range of varied shopping outlets, public houses, restaurants and leisure facilities is available. The nearby cultural city of Winchester offers a more comprehensive range of amenities and the larger commercial centre of Southampton with its indoor shopping centre and excellent transport links is also easily reachable via major road links.

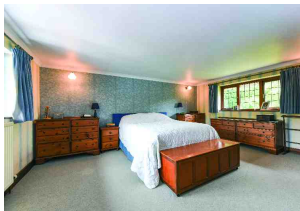
#### Mileages:

Romsey town centre 3.7 miles \* Eastleigh 10.1 miles \* Southampton 12.2 miles \* Lyndhurst 14.1 miles \* Salisbury 16.6 miles \* Fordingbridge 17.7 miles.

#### Directions:

From Romsey, head out of the town on the A3057 towards Timsbury and Michelmersh. With the Bear & Ragged Pub on the right hand side, the cottage will be located on the same side just passed here with our For Sale board.

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APPROXIMATE GROSS INTERNAL AREA = 213.7 SQ M / 2300 SQ FT  
 STABLE BLOCK = 75.8 SQ M / 816 SQ FT  
 GARAGE = 30.5 SQ M / 328 SQ FT  
 OUTBUILDINGS = 41.8 SQ M / 450 SQ FT  
 TOTAL = 361.8 SQ M / 3894 SQ FT



THESE PLANS ARE FOR REPRESENTATION PURPOSES ONLY AS DEFINED BY RICS -  
 CODE OF MEASURING PRACTICE, NOT TO SCALE. (ID351015)  
 PRODUCED FOR HAMILTON PARKERS

Hamilton Parkers wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. Room sizes are approximate and rounded, therefore they should not be relied upon for carpets and furnishings. We have not carried out a detailed survey nor tested the services or appliances. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



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