



Beechcroft House, Stockbridge

Myddelton & Major



An excellent new energy efficient home with sustainability at its heart.
 Enjoying beautiful views and situated in a prime Test Valley village location.

Tenure: Freehold Size: 2467 ft² excluding garage EPC Rating: A Council Tax Band: TBC



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Services - Mains Electricity, Water. Air Source Heat Pump. Private drainage to a sewage treatment plant.

Andover 8.1 Miles • Winchester 11.6 Miles • Salisbury 15.6 Miles • Romsey 10.3 Miles

Beechcroft House, Winton Hill, Stockbridge, Hampshire, SO20 6HL

- Four Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Study/Snug
- Utility and Shower Room
- Two En-suite Bathrooms
- Family Bathroom
- Gardens of approx. 0.3 Acre
- Detached Double Garage
- Covered Porch

The Property

This traditionally constructed property has been built with sustainability in mind and is incredibly energy efficient.

The house's orientation optimises many energy saving features such as passive solar gain from the high-quality double glazed windows throughout. In addition, there are 16 Photo-Voltaic solar panels with a 10 kWh battery storage system. The underfloor heating to the ground and first floor is powered by the air source heat pump plus high performance insulation to roof, walls and floor which will provide a harmonious living environment and low overall energy requirements. The core design of this property will reduce unnecessary energy consumption as well as being an attractive traditional home.

Specification

The house has been built to a very high specification. All internal doors are in Suffolk style oak finish with satin nickel fittings. There is a bespoke built-in wardrobe to the dressing room. The traditional staircase has painted chamfered balustrades and an oak stained handrail.

The kitchen has a comprehensive range of in-frame Shaker style wall, floor and peninsula units with 30mm quartz worktops, matching upstands, LED under unit lighting and a three way integrated Qooker hot tap. All integrated appliances are by Miele including vented induction hob, main oven, combination microwave oven, warming drawer, dishwasher, larder fridge and Caple integrated dual-zone wine fridge. In the utility room there is a Miele frost-free freezer with ice maker and a Water softener.

Please visit the microsite which displays further information regarding the property - www.beechcroft-house.co.uk

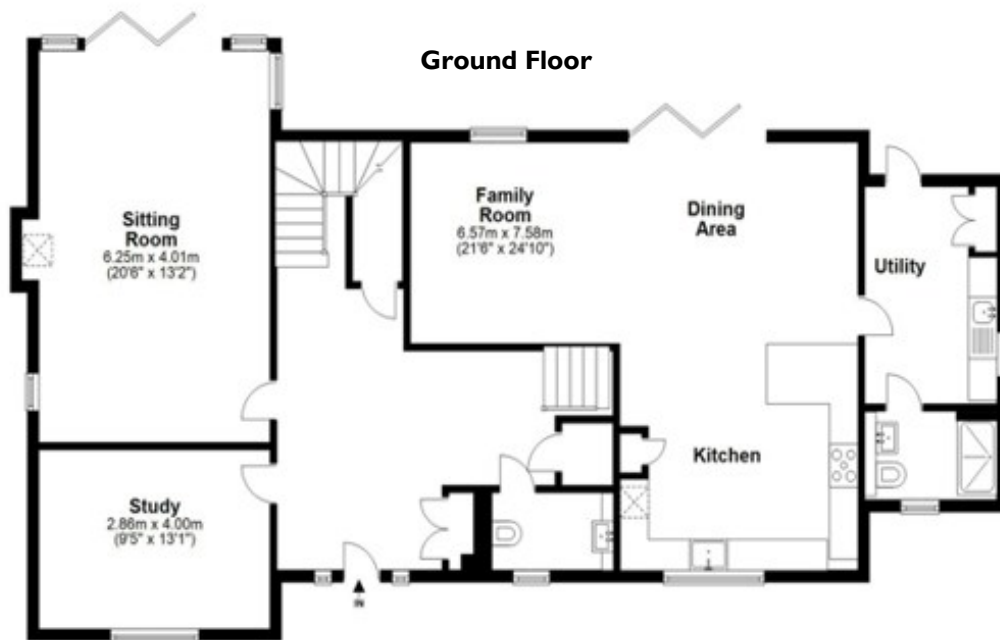
The hallway has Karndean flooring in a decorative herringbone design. There is a wood burning stove with an oak mantle in the sitting room. All internal walls are finished in Dulux White Mist, the joinery in Dulux Satinwood 9010.

Bathroom & en-suites - all have white sanitary ware with chrome taps & fittings upstairs and black fittings downstairs. The showers have thermostatic valves. Porcelanosa ceramic wall and floor tiling. Chrome or black multi-rail towel warmer radiators. Shaver sockets & mirrors and LED lighting in master en-suite.

Both the house and garage have 3-phase power supply with extensive electrical power and lighting. Telephone outlets and TV aerial points with Cat 6 outlets plus several WiFi extenders. There is full fibre broadband to the property. Fitted smoke detectors and carbon monoxide sensors plus a fire suppressant mist sprinkler system. The property is fitted with an intruder alarm system.

Outside

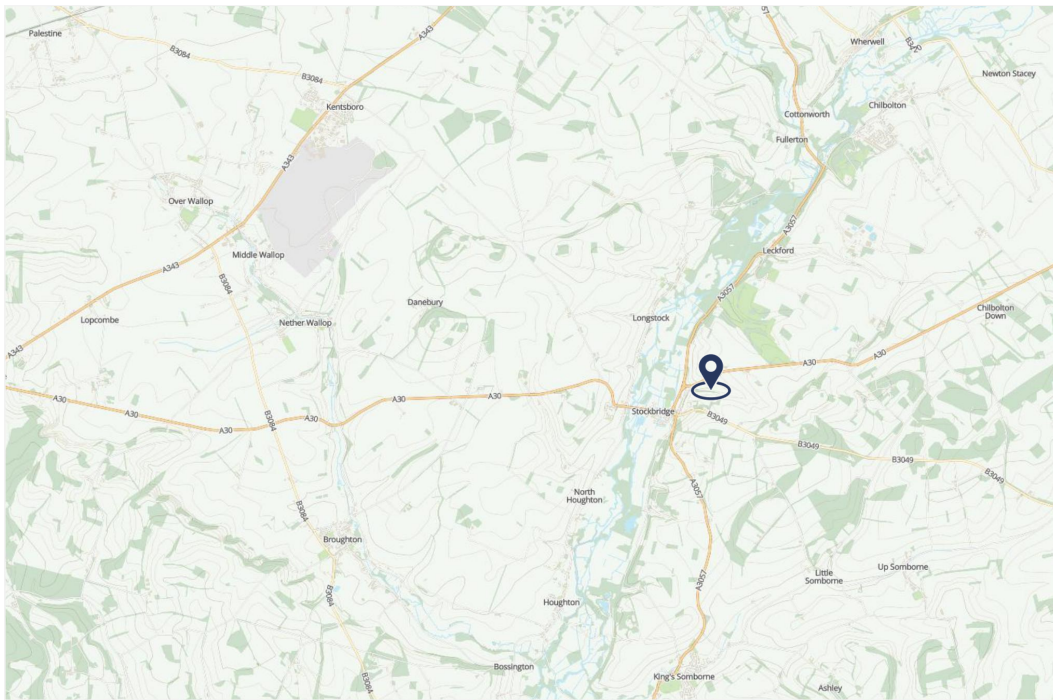
There is a high quality porcelain tiled terrace with access from the sitting room and kitchen which benefits from a South East aspect. There is another terrace with natural blue/black limestone ideal for barbeques and evening sun. The gardens will be mainly laid to lawn with a selection of saplings and shrubs. External lights to the porch and rear garden. There is a gravel pathway leading to the parking area with a Tarmacadam driveway. The Detached garage is timber-clad with power, lighting and electric doors. Fast 22kWh electric car charging point.



Total Area: approx. 265.2 sq. metres (2854.9) sq. feet

Main House: 229.2 sq. metres (2467) sq. feet

Garage: 36 sq. metres (387.9) sq. feet



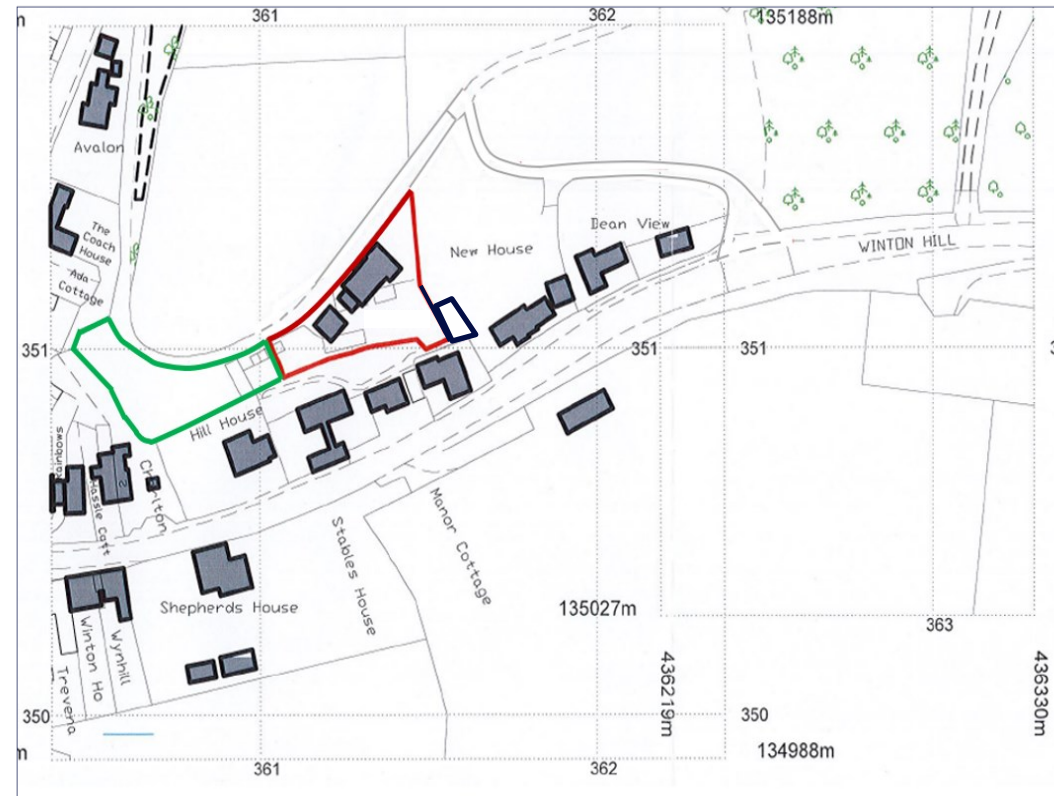
Location

Beechcroft House is situated in a conservation area, within the grounds of Little Dean House, a short distance from the centre of Stockbridge, Hampshire.

The house benefits from a rural yet most accessible location, being a short ten minute walk from Stockbridge High Street. Stockbridge is a thriving market town boasting a wide range of independent shops, restaurants and gastropubs. A grocery store and baker's provides high quality, local produce, and the popular traditional butcher's John Robinson has been trading for fifty years. The town has a lively community and a strong cultural presence with an independent bookshop and contemporary art gallery. Stockbridge itself is renowned for its chalk stream rivers, which are an internationally acclaimed destination for fly fishing, and enjoys good shooting and stunning rural walks.

It also offers the convenience of many amenities including a doctor's surgery, town hall and shop with post office.

Reputable private schools in the area include Farleigh, Pilgrims, St Swithun's and Winchester College, all of which are commutable and some of which can be reached by bus service from Stockbridge.



Location Plan

The property is edged red. Additional land may be available and is edged green on the above location plan. Note: For identification purposes only.

Please note - entrance to Beechcroft House is off Winton Hill Road (B3049) via the driveway to Little Dean House & Little Dean Court

Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



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