











Appletrees, 13 Trafalgar Way,  
Stockbridge, Hampshire, SO20 6ET

- Kitchen/Dining Room
- Beautiful Gardens
- Sitting Room
- Double Garage and Driveway
- Conservatory
- Peaceful Location
- Utility Room
- Minutes walk from the High Street
- Two Double Bedrooms
- Potential to create further bedrooms with Ensuites

**The Property**

The property occupies a peaceful location in the heart of the popular and much sought after town of Stockbridge. Appletrees is a detached chalet style property offering light and spacious accommodation nestled in an idyllic setting with views to the Water Meadows.

The ground floor comprises a large hall off which is a spacious open plan Kitchen/Dining Room with views out to the picturesque garden. Doors lead through to a utility room and a conservatory which opens onto the garden. Off the hall is a shower room as well as a large Sitting Room which has a Calor Gas Fire and glass doors to the garden.

On the first floor there are two very large bedrooms, which could easily be adapted (see floor plans), both with ensuites and plenty of storage.


**Outside**

The gardens to the rear are a most attractive feature of the property with a carrier of the River Test running through. There is a large paved terrace and the gardens are mainly laid to lawn with mature shrubs and flowers. A bridge leads to a further area of garden with an outlook to the Common.

The driveway provides ample parking for three cars. There is a double garage and shed to the front of the property.

In an idyllic setting a fantastic house with a carrier of the River Test in the garden and a short walk from the desirable Stockbridge High Street.

Tenure: Freehold Size: 2,449.5 ft<sup>2</sup> EPC Rating: D (63) Council Tax Band: E

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Services - Mains Water, Drainage and Electricity. Oil-fired Central Heating, Calor Gas Fire.

Andover 8 Miles • Winchester 9 Miles • Romsey 10 Miles • Salisbury 16 Miles



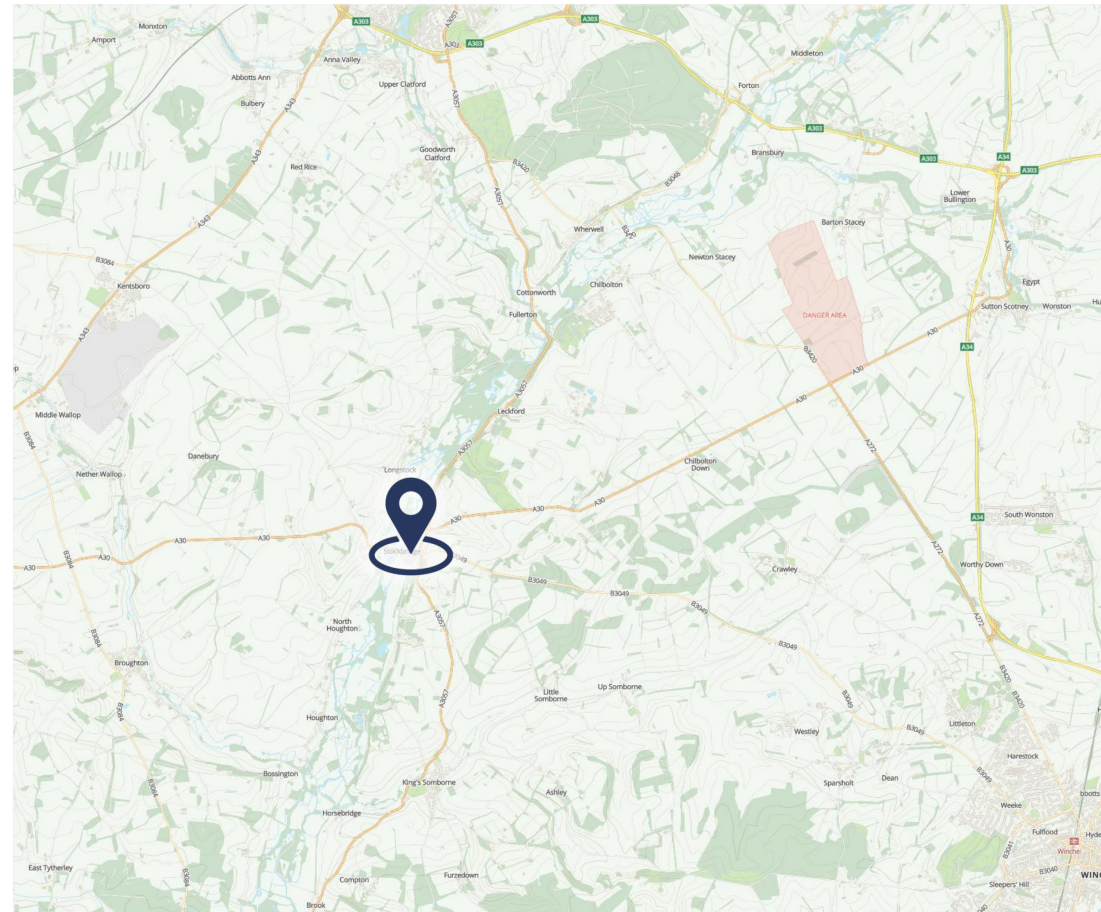






## Location

Appletrees is only a 150 yards level walk to enjoy all the benefits of historic Stockbridge with its independent shops, bars and restaurants. It is tucked away in a peaceful location with wonderful countryside walks on Stockbridge Common and the Test Way on the doorstep. The Cathedral City of Winchester is a 20 minute drive from the property and Salisbury is within a 30 minute drive, both offering extensive amenities, leisure activities and restaurants. Andover train station is 8.4 miles distance with services to London Waterloo in 1 hour 10 minutes. Winchester train station is 8.5 miles distance providing a fast train service to London Waterloo in 45 minutes. Stockbridge Primary School and Test Valley Secondary School are located in the village. Peter Symonds Sixth Form College, Sparsholt and Andover College are within commuting distance. Local Independent preparatory schools include Farleigh, Pilgrim's and Princes Mead with Winchester College and St Swithun's in Winchester and Godolphin in Salisbury. Many of these can be reached by buses from Stockbridge town.

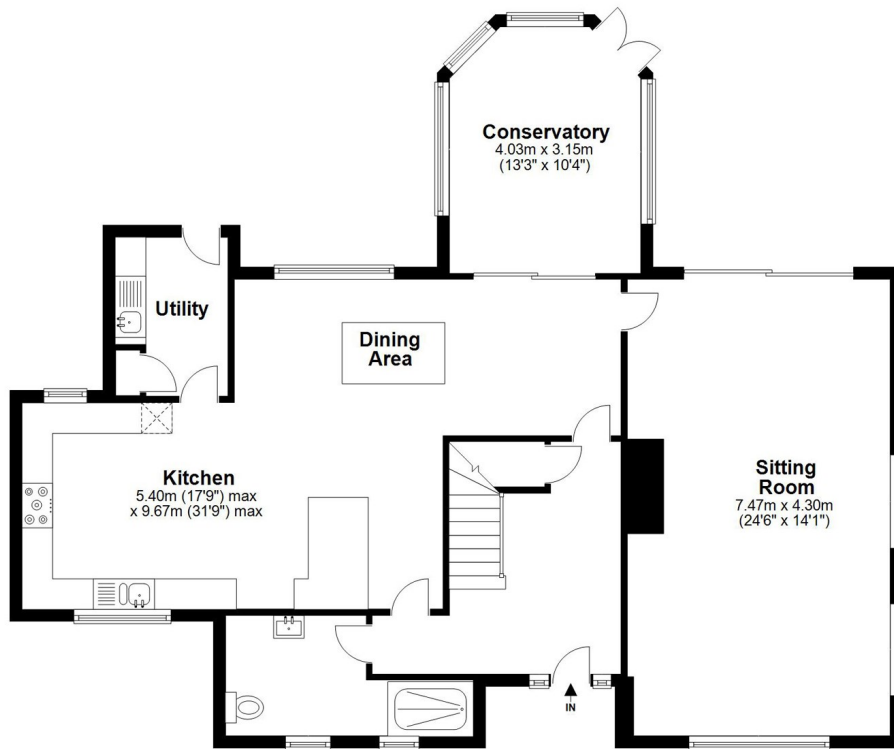




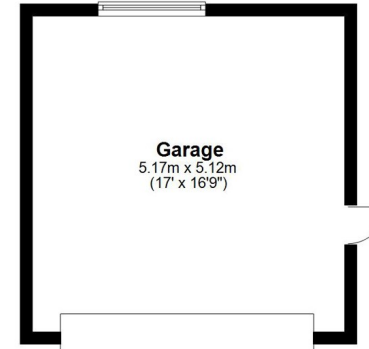
# Appletrees, Stockbridge - Existing Floorplan



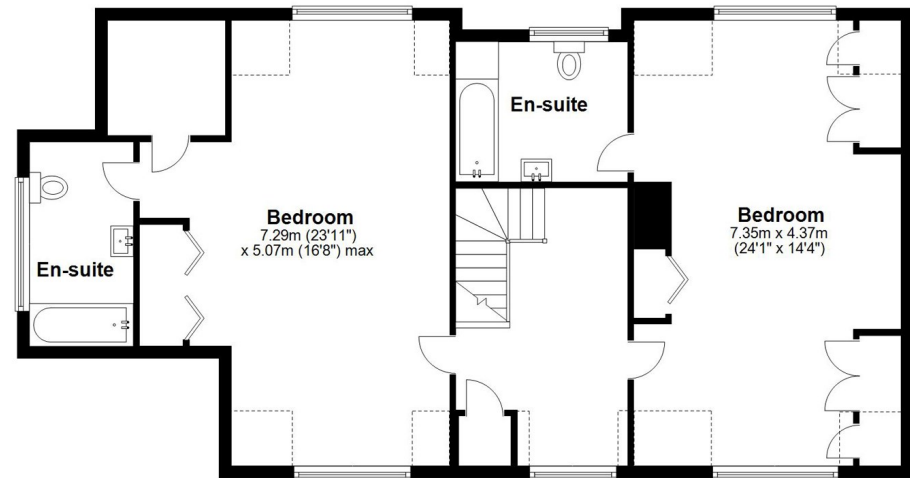
**Ground Floor**  
Approx. 106.9 sq. metres (1150.6 sq. feet)



**Outbuilding**  
Approx. 26.5 sq. metres (284.8 sq. feet)



**First Floor**  
Approx. 94.2 sq. metres (1014.1 sq. feet)



Total area: approx. 227.6 sq. metres (2449.5 sq. feet)

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**Proposed - 4 Bedroom Floorplan**  
(For illustration purposes only)



**Proposed - 3 Bedroom Floorplan**  
(For illustration purposes only)







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