



19 Roman Road, Stockbridge

Guide Price of £575,000

Myddelton&Major



19 Roman Road Stockbridge, Hampshire, SO20 6HA

- Countryside Views
- Five Double Bedrooms
- Fantastic Kitchen/Dining Room
- Light and Bright throughout
- Sitting Room with Log Burner
- Recently Extended & Upgraded
- Close to Amenities
- Spacious West Facing Garden
- Insulated Summer House
- Immaculate Condition

The Property

Opening the door to 19 Roman Road you are greeted with a stunning hallway with vaulted ceiling welcoming you into a property with exceptional accommodation, immaculately and stylishly presented. On the ground floor is a fantastic kitchen/dining room with French doors to the garden. With a good range of contemporary wall and base units and Neff appliances which include a halogen hob and double oven with microwave. From the kitchen is the larger than average utility which has extensive wall and base units, French doors to the garden and a door to the cloakroom. Off the hallway is a good sized dual aspect sitting room with the benefit of a stylish log burner and French doors to the garden. On the first floor, the main bedroom benefits from built-in wardrobes, there are two further double bedrooms and a family bathroom and on the second floor are two double bedrooms with storage in the eaves.

An immaculate tastefully decorated five bedroom property only a short walk from the desirable Stockbridge High Street.

Tenure: Freehold

Size: 1709 ft²

EPC Rating: D (59)

Council Tax Band: C



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Services - Mains water, electric and drainage. Gas (LPG) Heating. Ofcom suggests broadband speeds of up to 1000 Mbps and that most major mobile networks will likely have connectivity in the area.

Outside

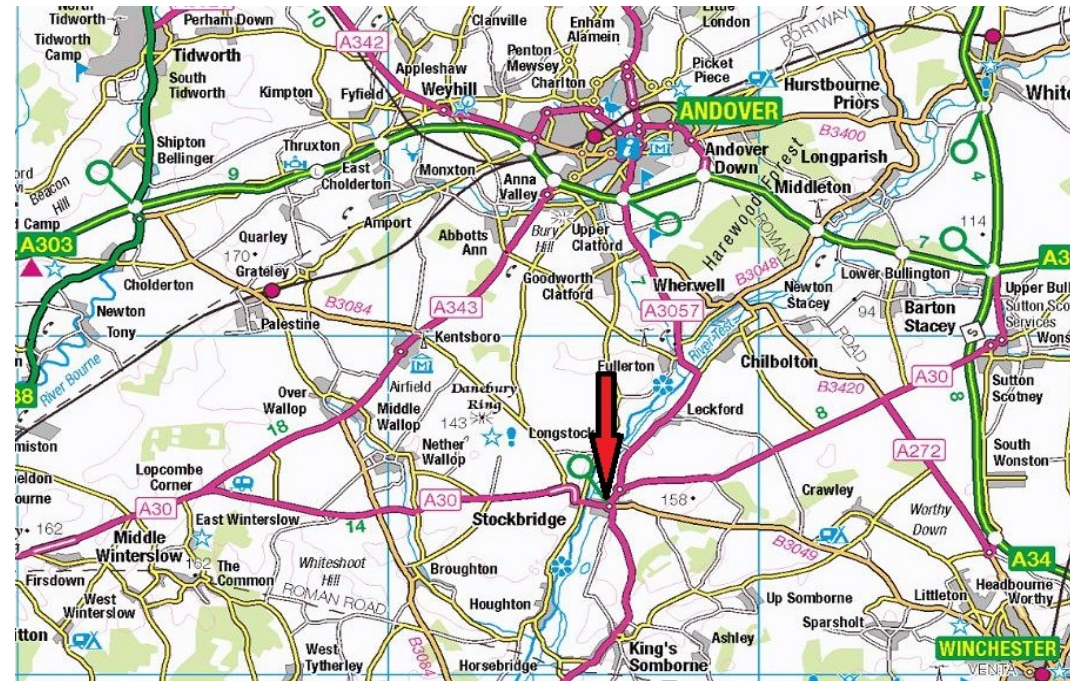
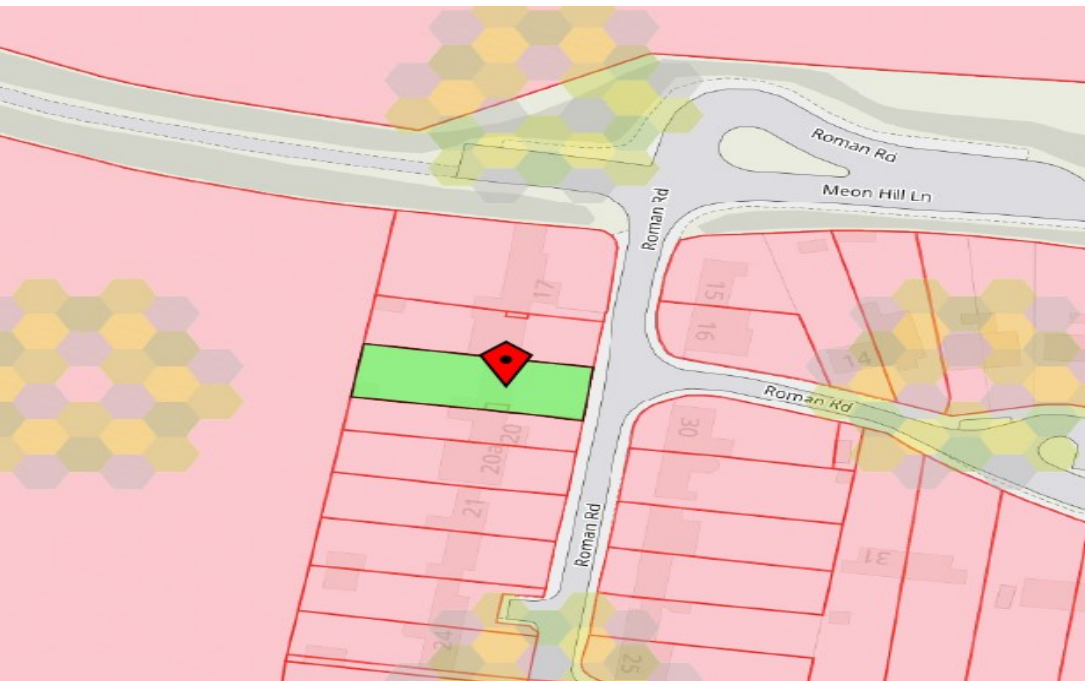
To the front of the property is parking for at least four cars. In addition there is a useful log store and two sheds providing plentiful storage. At the rear of the property is a good-sized tiered garden with a terrace for al-fresco dining, a lawn from which to enjoy the lovely country-side views and a garden room which is both insulated and has power.

- Andover 8 Miles
- Winchester 10 Miles
- Salisbury 16 Miles



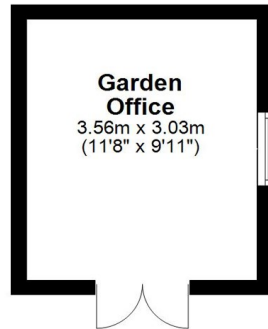
Location

19 Roman Road is located in an elevated position only a short walk from Stockbridge High Street, with its independent shops, bars and restaurants. Wonderful countryside walks on Stockbridge Common and the Test Way are also 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 8.5 miles distance with services to London Waterloo in 1 hour 10 minutes. Winchester train station is 9.5 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.



Outbuilding

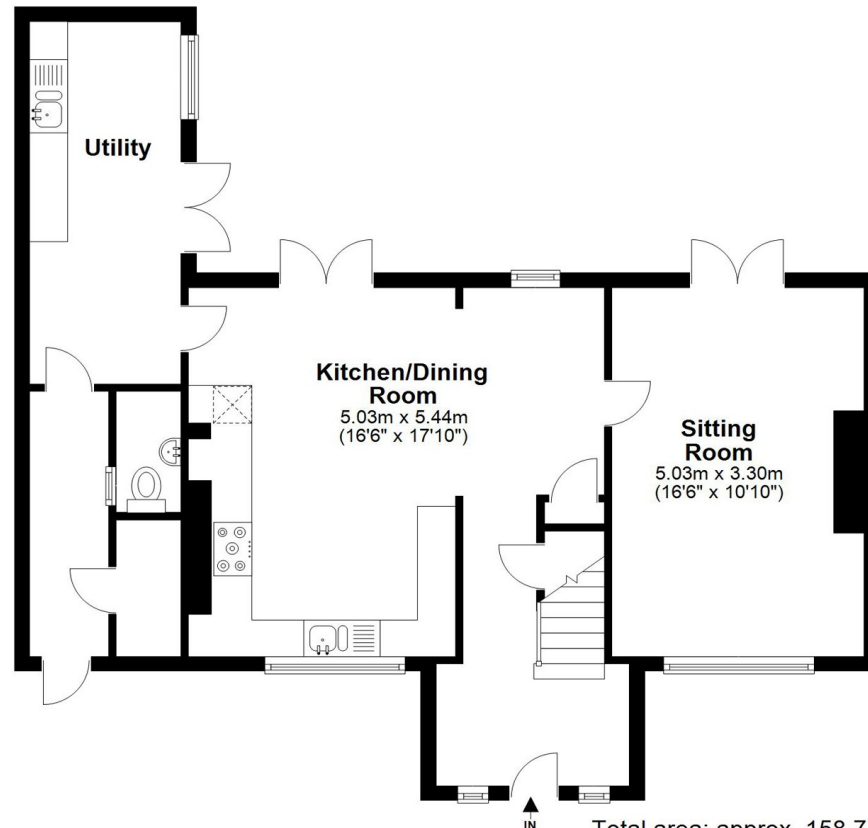
Approx. 10.8 sq. metres (116.1 sq. feet)



Garden Office
3.56m x 3.03m
(11'8" x 9'11")

Ground Floor

Approx. 66.5 sq. metres (716.2 sq. feet)



Kitchen/Dining Room
5.03m x 5.44m
(16'6" x 17'10")

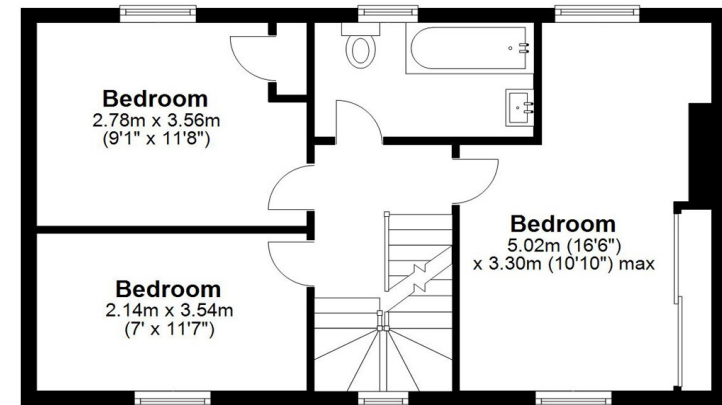
Sitting Room
5.03m x 3.30m
(16'6" x 10'10")

Utility



First Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



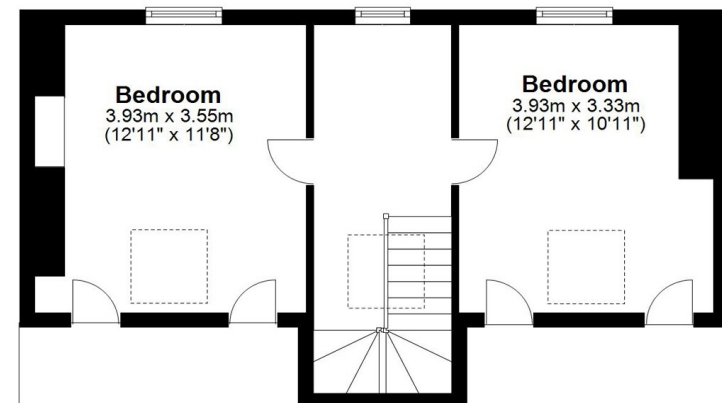
Bedroom
2.78m x 3.56m
(9'1" x 11'8")

Bedroom
2.14m x 3.54m
(7' x 11'7")

Bedroom
5.02m (16'6")
x 3.30m (10'10") max

Second Floor

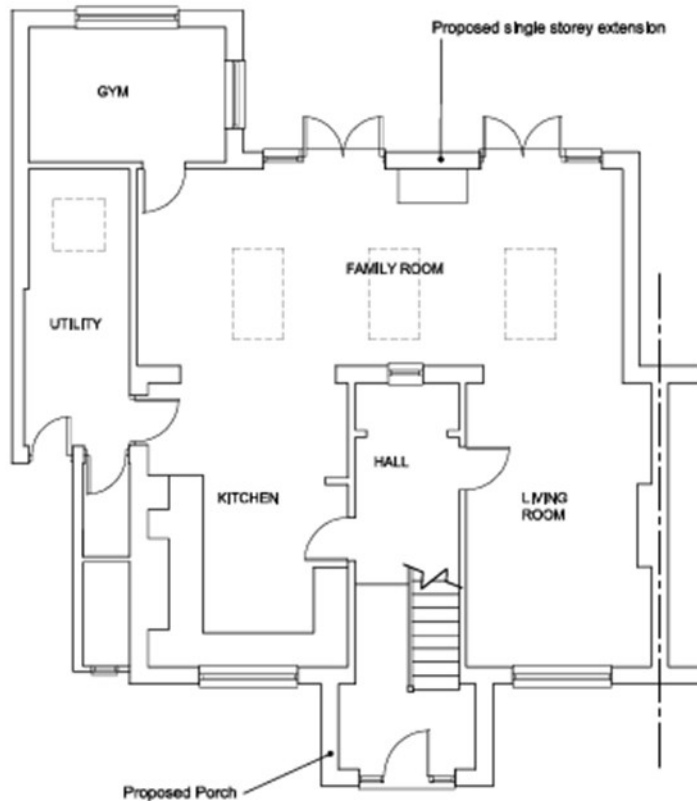
Approx. 36.9 sq. metres (397.3 sq. feet)



Bedroom
3.93m x 3.55m
(12'11" x 11'8")

Bedroom
3.93m x 3.33m
(12'11" x 10'11")

Total area: approx. 158.7 sq. metres (1708.5 sq. feet)



PROPOSED GROUND FLOOR PLAN 1:100

Ground Floor planning consent. Please see the following link:

Planning Application: 15/00226/FULLN

<https://view-applications.testvalley.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NIZZAIQCFL200>





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