



EVANS & PARTRIDGE

IRONBANKS, LONGSTOCK, STOCKBRIDGE, HAMPSHIRE SO20 6DP

**A DECEPTIVELY SPACIOUS VILLAGE HOUSE SITUATED IN AN ELEVATED POSITION WITH GLORIOUS VIEWS OVER THE VALLEY,
CLOSE TO THE PICTURESQUE TOWN OF STOCKBRIDGE AND THE RENOWNED TEST WAY**

SPLIT LEVEL ENTRANCE HALL * SITTING ROOM * DINING ROOM * CONSERVATORY * SPLIT LEVEL KITCHEN / BREAKFAST ROOM
THREE BEDROOMS * BATHROOM * SHOWER ROOM

GROUND FLOOR: GUEST SUITE WITH EN SUITE CLOAKROOM * BOILER ROOM * BOOT ROOM
GARAGE * GREENHOUSE * AMPLE PARKING * LANDSCAPED GARDENS AND GROUNDS

OFFERS INVITED AROUND £795,000 FOR THE FREEHOLD

DESCRIPTION

A mature individual village house, understood to have been built in 1964 and constructed of brick elevations with triple glazing virtually throughout (installed in 2015) and the benefit of a new condensing boiler (replaced in 2015) and cavity wall insulation, making it extremely economical to heat. The property has been redesigned over the years by the current owners who have resided at the property since 1992, and have carried out considerable improvements including adding a boot room and a large conservatory which has attractive views over the main garden, as well as landscaping the gardens which have particularly fine views over the valley. The accommodation comprises a split level reception hall with inner passageway with ample space for a desk, a triple aspect sitting room with fireplace and inset log burning stove, double aspect dining room, beautifully fitted split level kitchen/breakfast room with oak units, granite work surfaces and breakfast bar and glazed double doors leading into a large conservatory which has glorious views over the rear garden and French doors onto a timber decked area. In addition there are three bedrooms, a bathroom and shower room on this level. From the conservatory steps descend to the ground floor where there is a large guest suite (currently used as an office) with en suite cloakroom and door leading into a boiler room/store. Also on this level is a large boot room and a triple aspect greenhouse as well as a garage with roller door.

Agent's Note: *An internal inspection is highly recommended to appreciate this light airy individual property, designed to take full advantage of the outstanding views.*

LOCATION

The property is situated in an elevated position set back from the road close to the renowned 'Bunny' which leads over the River Test to the Test Way. Longstock is home to the renowned Longstock Water Gardens (with its nursery and John Lewis farm shop) has a public house with notable restaurant, church and village hall, and is surrounded by miles of riverside, country walks and close to Danebury Iron Age Fort. Stockbridge, traversed by the River Test, offers a variety of shops, a Post Office, hotels and public houses, tea rooms (one of which is named after Lillie Langtry), churches, a doctors surgery and primary and secondary schools. It is also home to the Houghton Fishing Club, renowned worldwide as one of the oldest clubs in England, which was founded in 1882. The cathedral cities of Winchester and Salisbury 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 minutes' drive away) as well as Grateley (about ten minutes' drive) with fast trains to Waterloo.

ACCOMMODATION

Large deep covered ENTRANCE PORCH Space for outside seating. UPVC glazed panelled front door with glazed panels to either side leading into:

SPLIT LEVEL RECEPTION HALL Two built-in storage cupboards. Door to shower room. Radiator. Small pane glazed double doors into conservatory. Steps to one side to inner hallway leading to bedrooms and bathroom with space for desk/bureau, triple ceiling spot light.

SHOWER ROOM White suite comprising low level WC suite and wash hand basin with mixer tap. Corner shower cubicle. Ceramic tiled floor and walls. Recess to one wall with coloured glass blockwork. Down lighting (one with extractor fan). Glass fronted cabinet. Heated towel rail/radiator.

SITTING ROOM (Triple aspect) Large picture window overlooking the valley and front patio. UPVC French doors leading onto side patio, ideal for 'al fresco' eating and entertaining. Brick faced corner fireplace with brick/paved hearth and inset log burning stove (recently installed). TV socket. Dimmer switch. Two radiators.

DINING ROOM Large picture window with far reaching views. High window to side aspect. Radiator.

LARGE CONSERVATORY Constructed with dwarf brick walls and UPVC double glazed elevations and roof. Double doors to front leading onto lawn. Further double doors to side aspect leading onto timber decking. Wall light points. Oak flooring. Two radiators. Panelled door with staircase descending to ground floor. Small pane three quarter glazed panel doors leading to kitchen/breakfast room.

OPEN PLAN SPLIT LEVEL KITCHEN / BREAKFAST ROOM (*Refitted in 2008*) Sink unit with central bowl and mixer tap. Extensive range of oak faced high and low cupboards and drawers with granite work surfaces, tiled splash back and broad breakfast bar. 'Siemens' four ring induction hob with 'Blanco' stainless steel extractor hood and light over. 'Neff' double oven and grill with cupboards above and below. 'Siemens' integrated dishwasher. Integrated 'Bosch' washing machine and condensing tumble dryer. Carousel unit. Space for American style fridge/freezer. Recess for 15 wine bottles. Walk-in cupboard with light and shelving. Recess to one wall with shelving and space for TV. Oak flooring. Down lighting. Windows to side aspect. Radiator.

BEDROOM ONE Windows on two aspects. Range of built-in wardrobe cupboards and drawers. Radiator.

BEDROOM TWO Window with views over the rear garden. Recess to one wall with shelving. Triple ceiling light. Radiator.

BEDROOM THREE Window to side aspect. Shelving. Radiator.

BATHROOM White suite comprising corner panelled bath with mixer tap/power shower and screen. Pedestal wash hand basin with mixer tap. Low level WC suite. Ceramic tiled floor and walls. Down lighting. Extractor fan. Heated towel rail/radiator. Glass fronted cabinet. Obscure glazed window with blind.

GROUND FLOOR

GUEST SUITE WITH EN SUITE CLOAKROOM Large picture window with deep oak sill. Spot lights. Walk-in wardrobe cupboard. Two radiators. Panelled door into en suite cloakroom. UPVC patio door and window to boot room.

EN SUITE CLOAKROOM Whisper grey coloured suite comprising wash hand basin and low level WC suite.. Part tiled walls. Obscure glazing window with oak sill. Panelled door into storage/boiler room.

STORAGE / BOILER ROOM Cloaks hanging area. 'Worcester Greenstar' oil fired boiler and pump. Programmer. Wall cupboard with low entrance into further area housing lagged copper cylinder with fitted immersion. (Boiler and cylinder replaced 2015).

LARGE BOOT ROOM Colour washed brick constructed with UPVC double glazed windows and full length glazed door to side. Ample space for freezer. Triple ceiling spot light. Panelled door to small landing. Wide open entrance with steps descending to:

GARAGE Roll-up electric door. Range of high and low cupboards and drawers to one end. UPVC patio door and window leading to:

GREENHOUSE Colour washed brick walls with UPVC double glazed windows on three aspects with polycarbonate roof with opening. Full length glazed door to side aspect. Paved floor. Raised brick faced beds. Power and light. Water tap.

OUTSIDE

Beautifully landscaped gardens and grounds amounting to 0.33 acres backing onto farmland with stunning views over the valley and countryside

Screened to the front by dwarf brick wall and mature beech hedging with five bar twin gates leading onto a tarmac driveway providing ample parking. Pathways lead up to the front entrance with beautiful Indian sandstone patio wrapping round the property on two sides with marine stainless steel/glass balustrade to the front aspect from where there are superb views over the valley. The gardens have been attractively landscaped on several levels with brick walls, patio areas and borders containing a great variety of mature shrubs, plants, shrubs and trees. Lawned area.

We understand that the gardens were open to the public in the village 'Open Garden' event recently and had some 500 visitors.

Outside lighting and sensor lighting. Outside tap. Oil tank. Timber garden store.

SERVICES

Mains electricity. Private drainage. Water supply from Leckford Estate. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

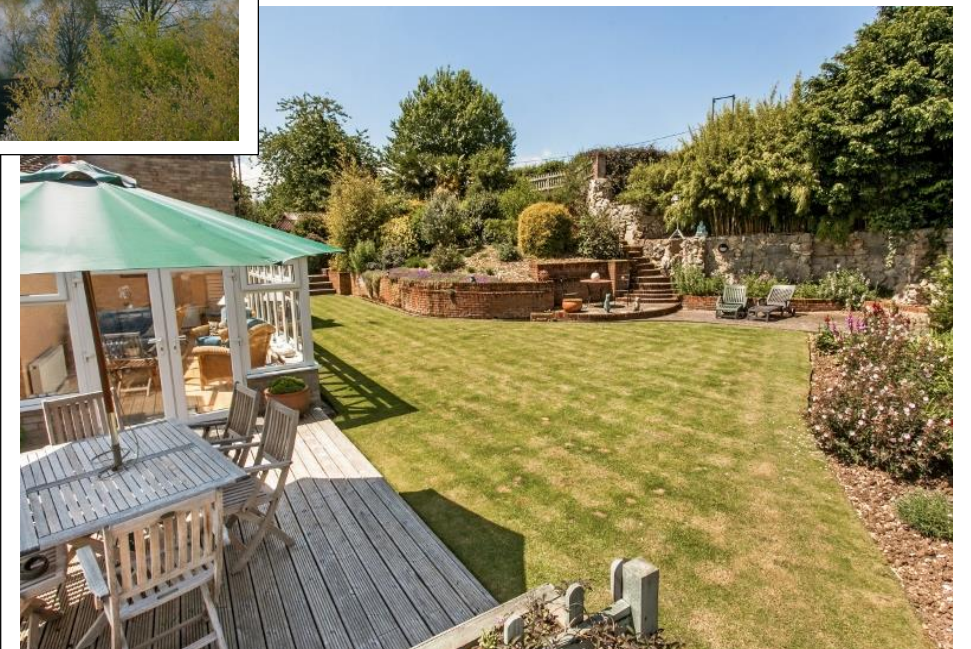
DIRECTIONS

From our offices proceed in an easterly direction along the High Street. At the roundabout turn left and left again at the next roundabout onto the A3057. Proceed for approximately half a mile and turn left over the bridge into 'The Bunny' which leads over the River Test. At the junction turn left towards Stockbridge and the property will be found on the right hand side, indicated by an Evans & Partridge 'For Sale' board.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS AND PARTRIDGE

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Ironbanks, Longstock, Stockbridge, SO20 6DP

Gross Internal Area (approx) = 224.0 sq m / 2411 sq ft

Garage = 15.2 sq m / 164 sq ft

Green House = 14.7 sq m / 158 sq ft

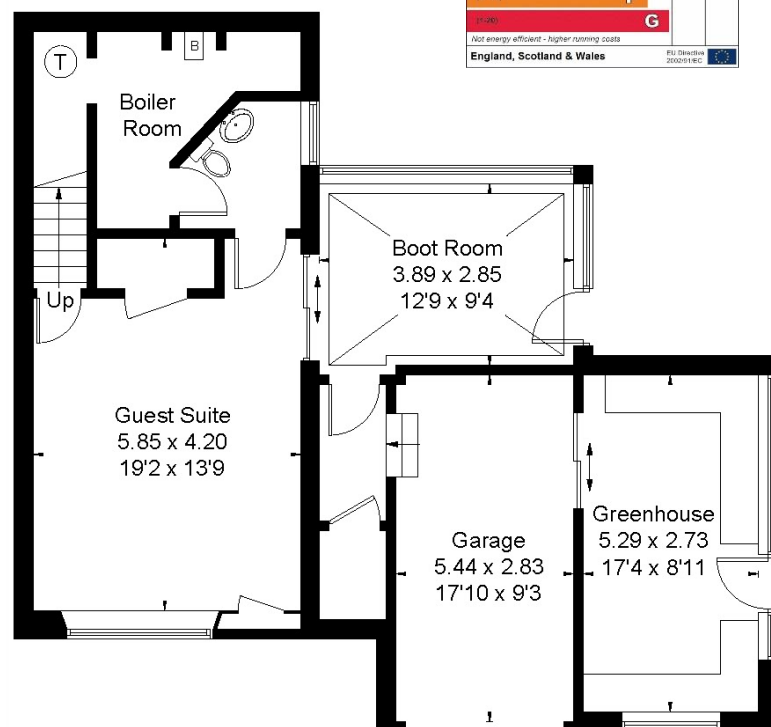
Total = 253.9 sq m / 2733 sq ft

For identification only. Not to scale.

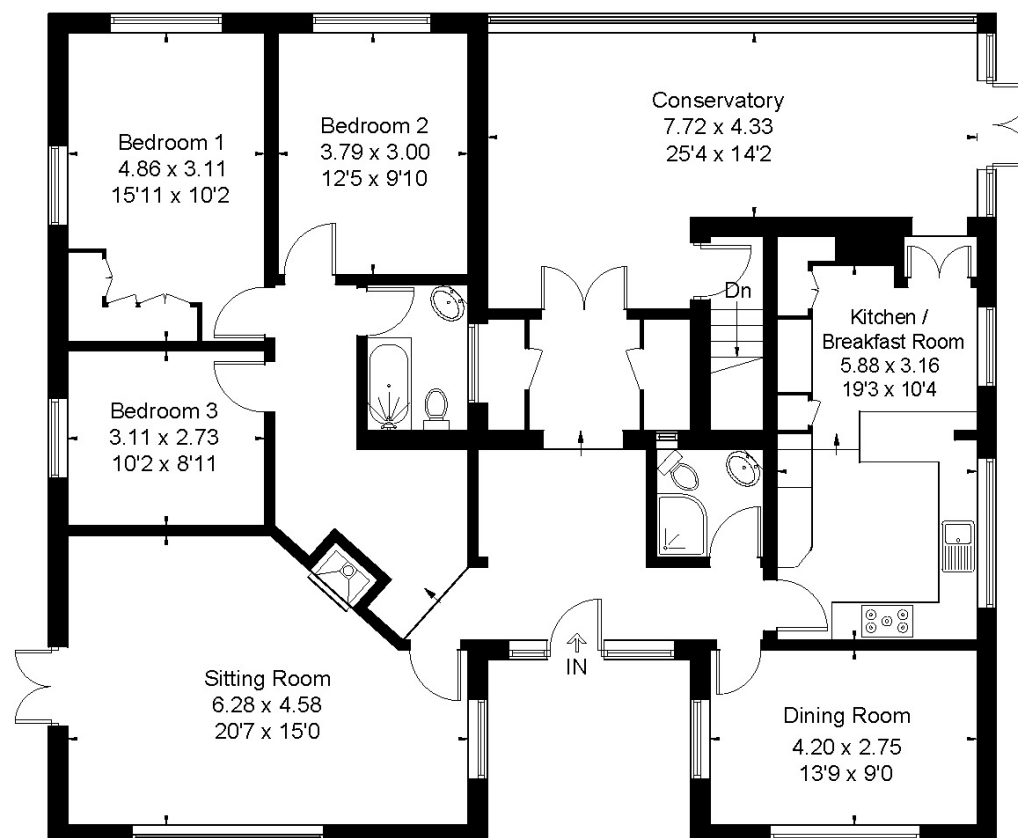
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		



Lower Ground Floor



Ground Floor

