



Brook Farm House, Kings Somborne



Brook Farm House, Kings Somborne, Stockbridge

A large detached Grade II Listed former farmhouse comprising a fine timber frame original section full of beams and steeped in character which lies to the rear of the house, with a large three-story Victorian extension being added later featuring an elegant facade with sash windows, all beneath an attractive clay tile roof. The plot extends to approaching an acre with the main partly walled garden extending to the southern side of the property. There is plenty of off-road parking, a garage/workshop and a separate brick-under-tile outbuilding behind the house, an ideal gym or home office space. The extensive family accommodation which has the benefit of underfloor heating throughout most of the ground floor comprises a large reception hall and cloakroom, drawing room, fine formal dining room, family room (all three with fireplaces and log burners), a study/library, split level kitchen with island and adjoining utility/laundry. A door and stairs descend from the kitchen into a large cellar divided into three areas. To the first floor there is a stunning principal bedroom suite with large dressing room and en suite shower all beneath a high beamed vaulted ceiling, three further large double bedrooms (one with en suite) and a family bathroom. The second floor offers two further large double bedrooms and a loft area that could potentially be converted into a further en suite.

The property has the benefit of direct access onto the Test Way offering excellent walking and cycling throughout the Test Valley and into the town of Stockbridge itself.



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Brook Farm House

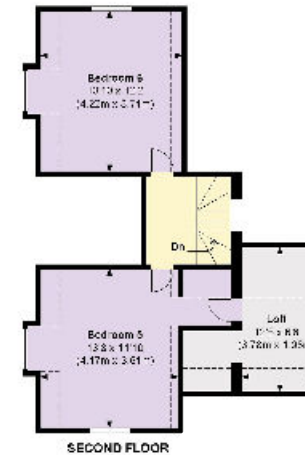
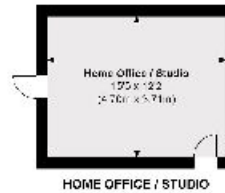
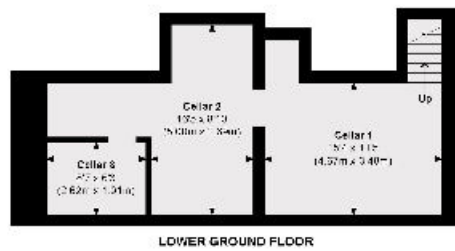
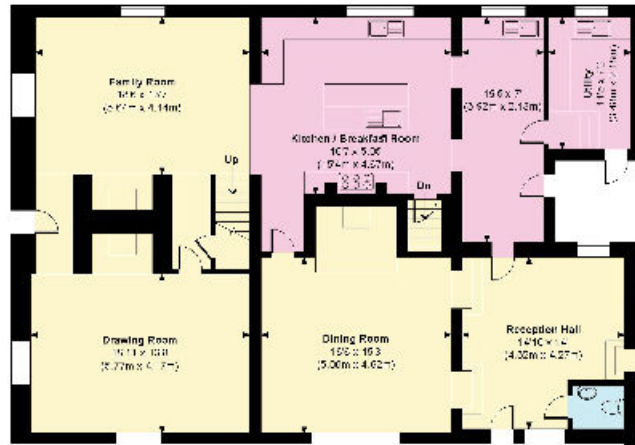
Approximate Gross Internal Area
Main House = 4334 Sq Ft / 402.6 Sq M
Limited Use Area(s) = 220 Sq Ft / 20.4 Sq M
Outbuildings = 370 Sq Ft / 34.3 Sq M
Total = 4924 Sq Ft / 457.4 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height but excludes boiler room.



Local Authority: Test Valley District Council
 Council Tax Band: H

Guide Price
£1,250,000

Tenure: Available Freehold



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Indicates restricted room height less than 1.5m.
 I would be delighted to tell you more
Edward Hunt
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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