



Stable Cottage, Marsh Court, Nr Stockbridge



Stable Cottage, Marsh Court, Stockbridge, Hampshire

Stable Cottage, once the stables and coach house for Marsh Court, Sir Edwin Lutyens' masterpiece, believed to be dated to 1900.

The Property is not Listed and was extensively updated and modified in 1983 and again by the current owners in 2007, greatly improving the layout and flow. Both retained several original features, including the roof line, two chimneys and some original windows.

The current owners have created a very welcoming home. To one side of the small elegant entrance hall is a double-aspect drawing room with an open Jetmaster fireplace in a Mendip stone surround and built-in bookcases with cupboards on both sides; French doors lead out on to the York-stone paved south-facing courtyard, a sheltered space for entertaining. To the other side of the hall, the kitchen/breakfast room includes an Everhot cooker, a separate gas hob, space for a fridge freezer, and a lovely view up to the top of the garden. The original doors lead from the kitchen into a boot room and a useful laundry/utility room with extensive storage space. Also leading off the kitchen is a double aspect, formal dining room which can seat up to 12 people and features a wood burner; doors leading through to the double-aspect study with views over the herb garden, farmland down the River Test Valley and the west lawn.







The turning staircase has wide, picturesque views of the garden. To the left of the landing is the principal bedroom with an en suite bath/shower room and double French doors on to a south-facing balcony overlooking the courtyard. To the right, the passage leads to two further double bedrooms, an adjoining nursery bedroom, a family bathroom, and good-sized linen and airing cupboards.

Local authority: Test Valley Borough Council

Council tax band: G

Listed: None





The Studio Annexe is located above the double garage to the east of the main house and is approached by a stepped pathway off the drive. The Studio Annexe is spacious and light, with pastoral views across the garden and neighbouring farmland. It has a Lutyens-style window fitted with electric-powered blinds, fitted bookshelves, and a clothes cupboard. A door leads to the small kitchen and the fully equipped bathroom. The Studio room is heated by a Dimplex night storage heater. It is separately rated and metered and shares water supply and waste facilities with the main house. The studio Annexe has been used as a guest suite and has been let to tenants in the past.



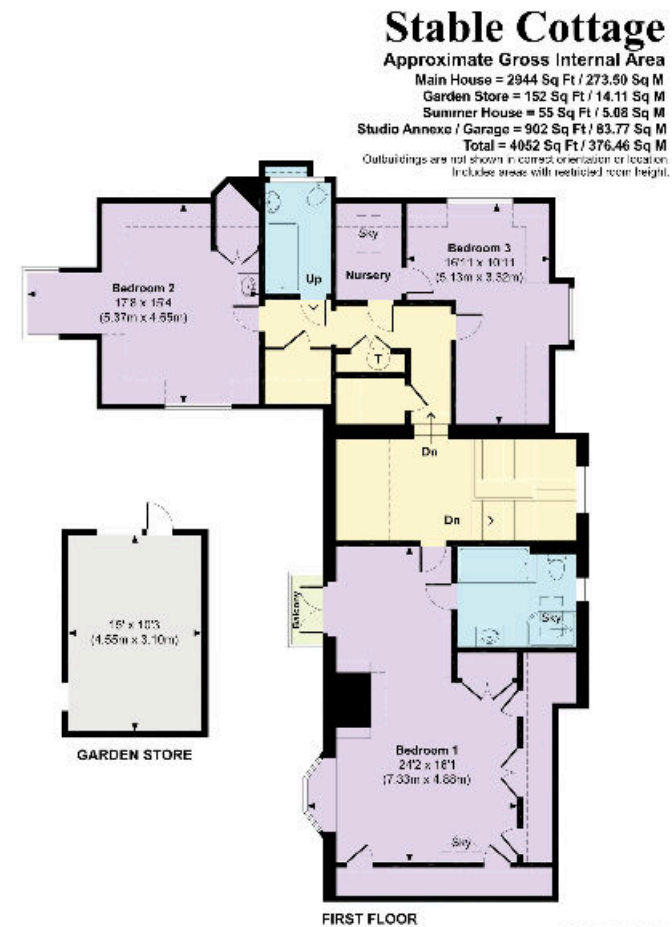
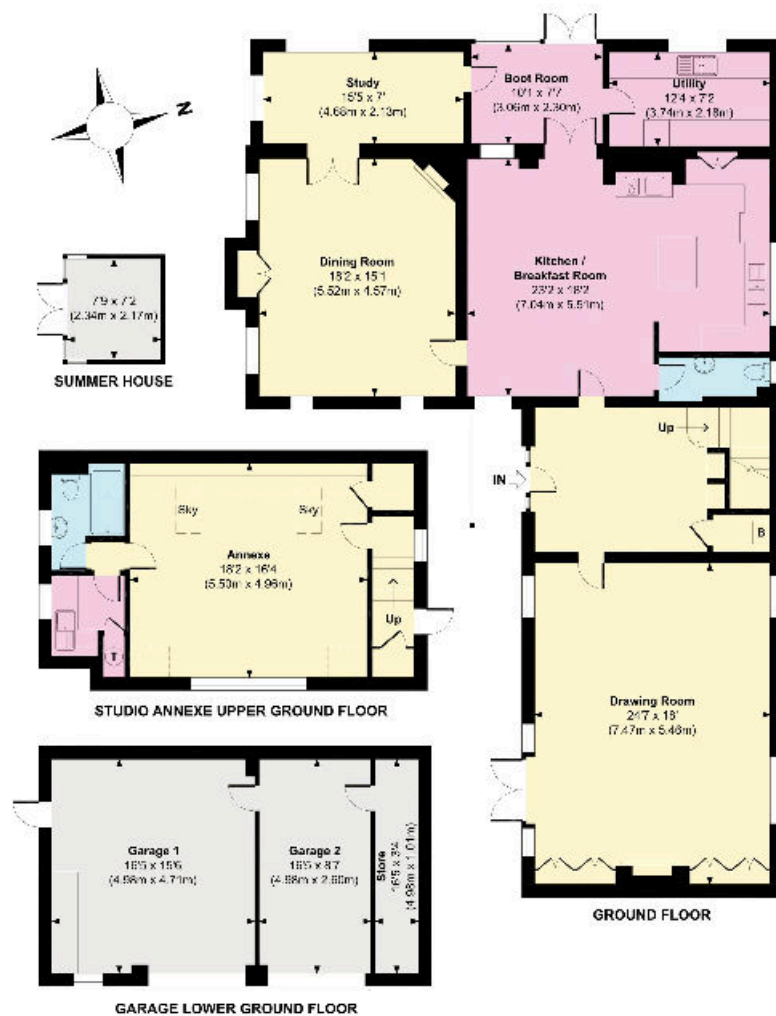


Grounds

The grounds have been divided into gardens and woodlands, and the whole property has been fully fenced. There is a substantial garden shed, and at the top of the garden is a pretty summer house with south facing views. There is a two bay covered log store - ideal for two year rotation and log seasoning. The gardens are plantsman's paradise with thoughtful landscaping creating spectacular year-round interest. To the North of the house, the south facing bank has wildflowers and a crabapple avenue, leading up to terraced beds and a small lawn and the summer house from which there are unrivalled views over the surrounding country and down the valley, perfect for a sundowner.







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