



**Providence House, High Street, Stockbridge, SO20 6HF**  
Guide Price £1,250,000 Freehold



**Providence House,  
High Street, Stockbridge**  
3 Bedrooms, 3 Bathrooms  
Guide Price £1,250,000

- Delightful town house in gate development in centre of Stockbridge
- Contemporary Kitchen/dining/family room with Aga and doors to garden
- Glorious drawing room with oak framed vaulted ceiling
- Sitting room with fireplace
- Principal bedroom suite with dressing room and ensuite shower room
- Two further double bedrooms each with ensembles
- Cloakroom, Boot Room and Utility Room
- Secluded southerly facing rear garden
- Parking within private courtyard
- Strolling distance to Stockbridge High Street
- Council Tax Band E, EPC band D





## PROVIDENCE HOUSE, STOCKBRIDGE, HAMPSHIRE, SO20 6HF

Providence House is a beautifully presented and enviably located detached property built around 20 years ago. It is set in a secure gated development just yards from Georgian town of Stockbridge High Street, where the River Test flows through and around the town, alongside beautiful restaurants, log fired pubs, delicatessens, and boutiques. It is one of the smallest towns in the UK and has been designated as an Area of Outstanding Natural Beauty. The property is served by all mains services, with oil fired central heating, and fibre optic cabling to the outside of the property.

The reception hall has oak flooring and leads through to the sitting room, which has a fireplace inset with gas effect fire, deep window to the front of the property, and glazed double doors to the dining room. The living/kitchen/dining room is a superb and welcoming room with a wall of windows overlooking the garden. The kitchen area is fitted with cream shaker style cabinetry under granite work surfaces, and features a large four oven Aga, and deep centre island. The living room area is charming and is filled with light from the southerly garden, to where there are double doors which lead out to the terrace. The living room area flows into the dining area, which has double doors back to the sitting room. There is also a useful utility room and boot room with side door the garden, and cloakroom.





**DRAWING ROOM:** The drawing room is a splendid addition to this home with fabulous oak framed vaulted ceiling and doors to the garden. At one end there are walls of bespoke bookshelves and is ideal for a study area.

**SITTING ROOM:** The sitting room is a cozy and welcoming room, with a gas effect fire and doors to the dining room.





#### **FIRST FLOOR LANDING:**

The landing is a charming space leading to the Principal Bedroom suite, and Bedroom Three a double bedroom which also benefits from an ensuite shower room. There is a large arched window overlooking the courtyard and stairs to the second floor.

#### **PRINCIPAL BEDROOM SUITE:**

Upstairs, the principal bedroom suite comprises a large double bedroom, which lead into the ensuite shower room, fitted with a large shower, dual basins fitted above useful cupboards, a long recessed shelf behind the wc and bidet, and a built in cupboard with floor to ceiling shelving. The former Bedroom Four is now a superb dressing room leading from the principal bedroom, fitted with a wealth of wardrobes, and yet the owners have retained the door to the hallway in case anyone wished to revert this room back into a bedroom.





**SECOND FLOOR:** On the second floor, there is a fabulous guest bedroom, with large double bedroom area overlooking the garden, and with far reaching views of the allotments, River Test, and fields beyond. There are two walls of wardrobes which lead through to a superb ensuite bathroom, with bath and shower over, and fitted eaves storage cupboards.






Outside the property is accessed via secure gates leading into the development comprising Providence House and four other properties (for which Providence House owns the freehold to the entrance of Providence Court from the pavement and the courtyard, apart from the four parking bays for other properties). Providence House has an attractive front garden, and a side gate leading to the door to the Boot Room, and into the rear garden. The rear garden is south facing and features a lawn, leading to a large terrace, and backs onto the allotments behind.



Approximate Gross Internal Area = 197.0 sq m / 2120 sq ft  
 (Excluding Void)  
 Outbuilding = 20.1 sq m / 216 sq ft  
 Total = 217.1 sq m / 2336 sq ft



 = Reduced headroom below 1.5m / 5'0



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
 Created by Emzo Marketing (ID1028066)

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