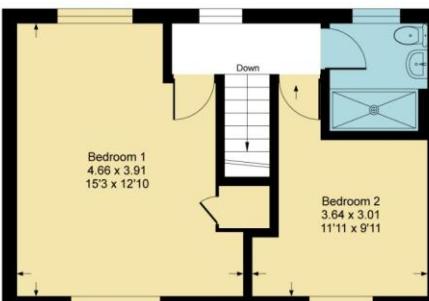


Roman Road, SO20

Approximate Gross Internal Area = 78.6 sq m / 847 sq ft
 Approximate Outbuildings Internal Area = 6.9 sq m / 75 sq ft
 Approximate Total Internal Area = 85.5 sq m / 922 sq ft



First Floor



Ground Floor

IN

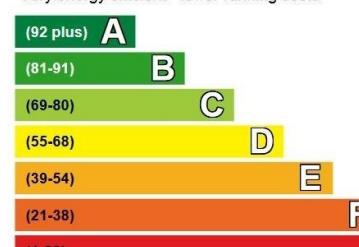
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Produced for Austin Hawk Ltd



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
69	77

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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 ESTATE AGENTS



Roman Road, Stockbridge

OIEO £350,000 Freehold

- **VILLAGE LOCATION**
- **KITCHEN/BREAKFAST ROOM**
- **2 BEDROOMS**
- **GARDEN**

- **LIVING ROOM**
- **CONSERVATORY**
- **SHOWER ROOM**
- **PARKING**

01264 350 508 @ info@austinhawk.co.uk e www.austinhawk.co.uk

Registered Address: 1-2 Swan Court, Andover, SP10 1EZ

Austin Hawk Ltd is Registered in England & Wales. Registration # 7887392. VAT Registration # 126 6826 01

DESCRIPTION:

Situated in the desirable town of Stockbridge, Hampshire, this property features two double bedrooms, a living room, and a kitchen/breakfast room. It benefits from a mature, generously sized garden and ample parking at the front. Additionally, the home is equipped with fully owned solar panels, enhancing its energy efficiency.

LOCATION:

An exciting opportunity to purchase a property quietly situated on the southern outskirts of Stockbridge which offers a variety of shops, galleries, cafes, Post Office, hotels and public houses, churches, a doctor's surgery, primary and secondary schools. The cathedral cities of Salisbury and Winchester 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.

ENTRANCE HALL:

Leading to stairs to the first floor and doors to:

KITCHEN/BREAKFAST ROOM:

Triple, front, side and rear aspect. A range of base and eye level cupboards and drawers with work top over. Inset single oven and microwave, electric hob with tiled splash back and extractor over. One and a half stainless steel sink and door to:

CLOAKROOM:

Rear aspect. Low level WC, wash hand basin and partly tiled.

LIVING ROOM:

Front aspect. Feature electric fire with mantle and door to:

CONSERVATORY:

Rear French door and access to the garden.

LANDING:

Rear aspect and doors to:

BEDROOM 1:

Front and rear aspect. Cupboard housing hot water tank and loft access.

BEDROOM 2:

Front aspect.

SHOWER ROOM:

Rear aspect, recently upgraded, low level WC, wash hand basin with vanity unit and heated stainless steel towel rail, Tiled double shower.

GARDEN:

A generous-sized mature garden offers a perfect blend of relaxation and natural beauty, featuring a spacious patio area ideal for outdoor dining and entertaining. The well-maintained lawn provides ample space for leisure and play, surrounded by a variety of flourishing fruit trees and plants that add colour and fragrance throughout the seasons. Fully enclosed for privacy and security, the garden also benefits from convenient side access leading to the front of the property, making it both functional and inviting.

FRONT GARDEN:

Driveway parking for two cars and additional communal parking. Lawned area with mature plants.

TENURE AND SERVICES:

Freehold. Mains water, drainage and electricity are connected. High heat retention storage heaters. Fully owned solar panels.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

