

Riverside Cottage
Kings Somborne





A charming and immaculate semi-detached cottage with annexe, garden and parking in the popular village of Kings Somborne.

Riverside Cottage, Old Vicarage

Lane, Kings Somborne, Stockbridge,

SO20 6PZ

Guide Price:

£695,000



- Charming Period property (not listed)
- Good height ceilings
- Immaculate condition
- Kitchen/Breakfast room
- Sitting/Dining room
- Cloakroom
- Good sized mature gardens
- One bed annexe with separate entrance
- Parking for two cars

The Property

Riverside Cottage is the epitome of chocolate-box charm - a delightful semi-detached period home with whitewashed elevations beneath a classic thatched roof, seamlessly blending character with modern living.

The front door opens into a generously proportioned open-plan sitting and dining room, featuring a beautiful flagstone floor. The sitting area is dual aspect, with doors leading out to the terrace and garden, and enjoys picturesque views across both the garden on one side and a winterbourne on the other. A striking fireplace with a log burner forms a cosy focal point, complemented by built-in shelving and storage.

The dining area flows through glazed doors into the hall, where there is a cloakroom fitted with a contemporary white suite. A rear door provides space for a practical boot room area, leading into the charming kitchen/breakfast room. This space is fitted with sage green wall and floor units topped with oak worktops, and features a stunning cream Aga and a traditional Belfast sink. Bespoke bench seating with integrated storage provides useful additional seating for a kitchen table, while French doors open onto the west-facing terrace to offer lovely garden views.

Upstairs, the first floor hosts three double bedrooms and a spacious family shower-room. The principal bedroom is particularly impressive, enjoying a dual aspect with views over both the garden and the winterbourne. Two of the bedrooms benefit from built-in storage, and there is also a useful airing cupboard.

The self-contained Annexe, which is currently income generating, has the benefit of its own entrance and a private outside courtyard. On the ground floor is an open-plan kitchenette/dining/sitting room and shower-room and upstairs is a double bedroom.

Services - Mains water, electricity and drainage. Oil central fired heating. LPG Gas in the Annexe.

Ofcom suggests download speeds of up to 65 Mbps are available. Most mobile phone providers have good coverage in the area.

Tenure

Freehold

EPC Rating

E

Outgoings

Council Tax Band: E

Size

1,222.1 sq ft (total)

Stockbridge 3.1 Miles • Winchester 9.8 Miles • Romsey 7.4 Miles





Outside

The rear garden is beautifully landscaped and thoughtfully designed, featuring a lawn with flowerbeds and mature shrubs and an attractive crab apple tree providing a charming focal point. Both the kitchen and the sitting room open directly onto a generous terrace - an idyllic setting for al fresco dining and entertaining. A further decking area offers an additional seating space, perfectly positioned to enjoy the evening sun.

At the far end of the garden lies a vegetable plot, complete with raspberries, gooseberries, red currants, and a recently planted plum tree, alongside a shed and greenhouse for keen gardeners.

To the front of the property, there is off-street parking for two vehicles. Additionally, the picturesque winterbourne can be found just across Vicarage Lane, enhancing the property's delightful setting.



Location

Riverside Cottage is located in the highly sought-after village of Kings Somborne, which offers a range of everyday amenities including a church, primary school, village shop with post office, and a traditional pub. The charming market town of Stockbridge lies just 3 miles away and is well known for its independent boutiques, shops, cafés, and restaurants.

More extensive facilities can be found in the historic abbey town of Romsey, approximately 7 miles to the south. The cathedral city of Winchester is within a 20-minute drive, while Salisbury can be reached in around 30 minutes; both offer a wide selection of shopping, dining, leisure, and cultural attractions as well as a range of independent and state schools.

The property is well positioned for commuters, with excellent transport links via the M3 and A303, and fast rail services from Winchester to London Waterloo taking approximately 45 minutes.

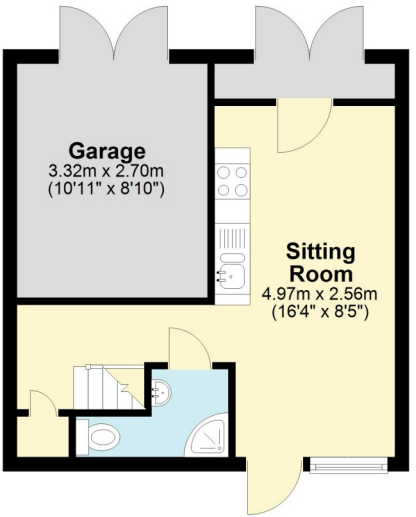
Surrounded by beautiful countryside, Riverside Cottage is perfectly placed for outdoor pursuits, including walking, cycling, and fishing.

The Annexe

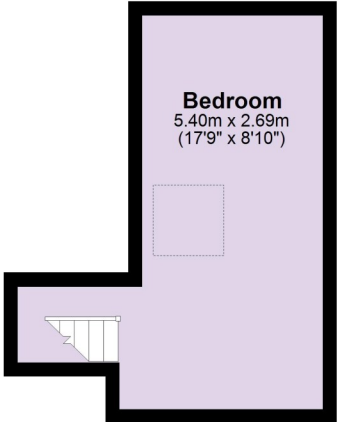


The Annexe Floorplan

Ground Floor

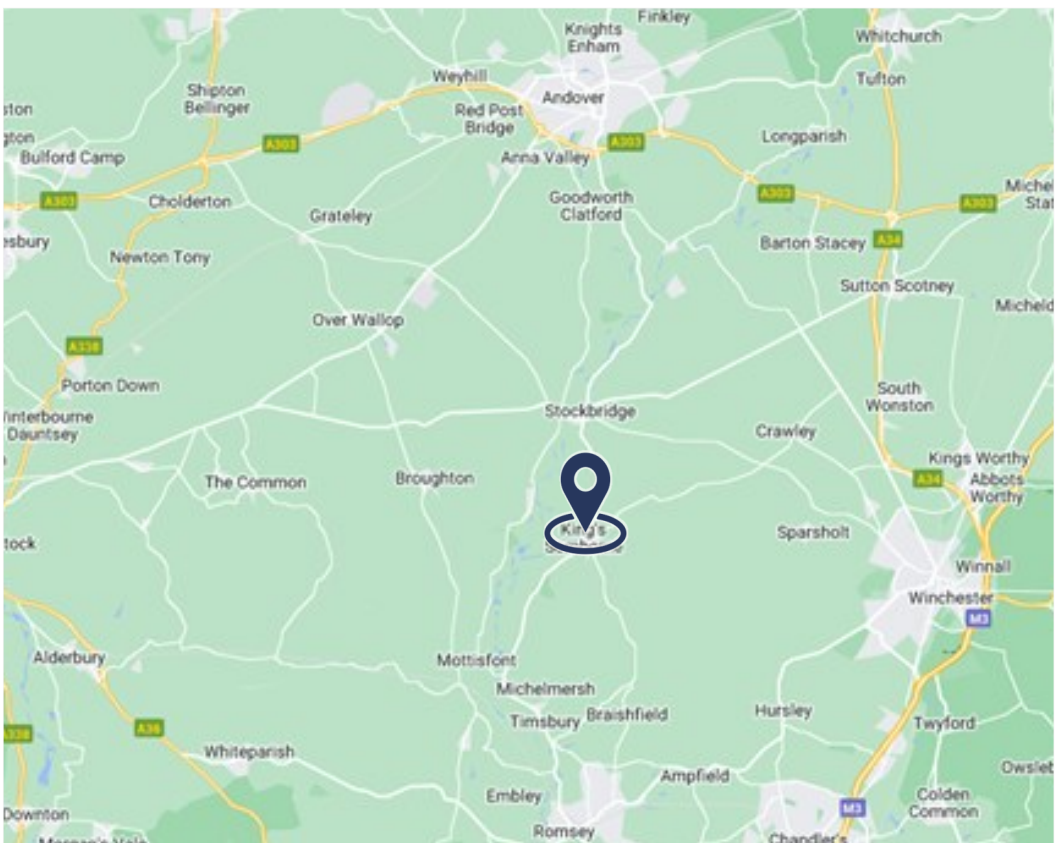


First Floor



Total area: approx. 45.8 sq. metres (493.1 sq. feet)

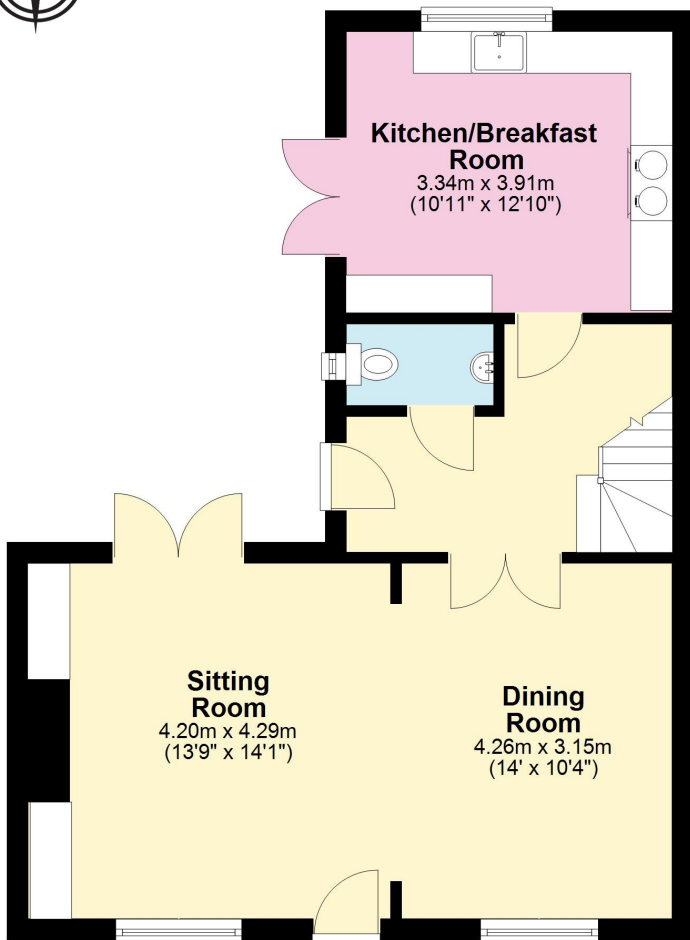
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Measured and drawn to RICS guidelines



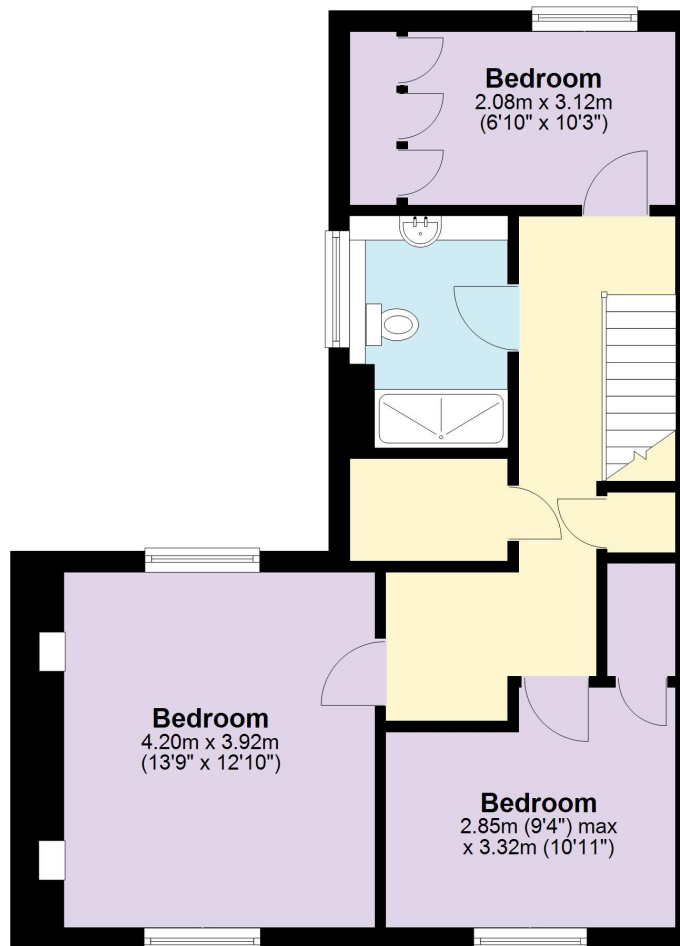
Riverside Cottage Floorplan



Ground Floor



First Floor



Total area: approx. 113.5 sq. metres (1222.1 sq. feet)

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