



2 The Cross Winchester Road | £325,000
Kings Somborne, Stockbridge, SO20 6NY

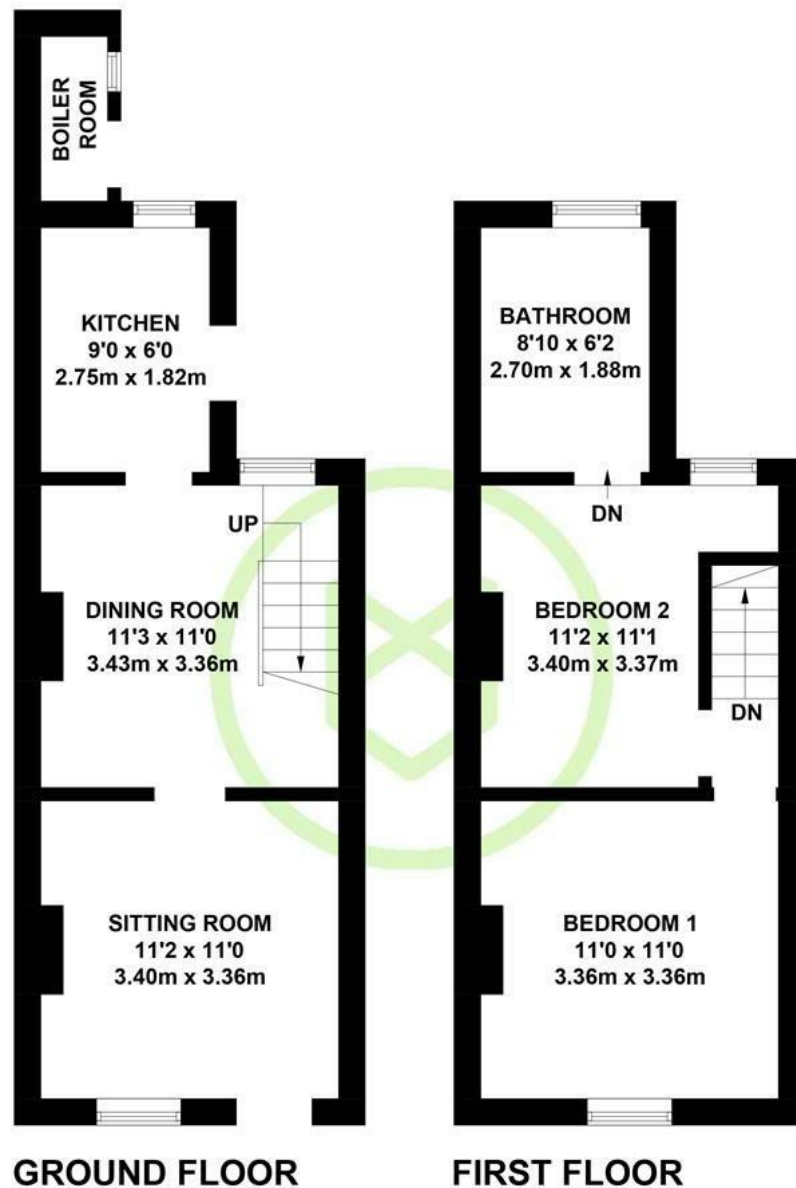




2 The Cross Winchester Road
Kings Somborne, Stockbridge, SO20 6NY

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 308 SQ FT / 28.6 SQ M
 FIRST FLOOR = 308 SQ FT / 28.6 SQ M
 BOILER ROOM = 15 SQ FT / 1.4 SQ M
 TOTAL = 631 SQ FT / 58.6 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1272062)

Summary

A charming and characterful period cottage, believed to date back to the late 1800s, beautifully positioned in the heart of the highly sought-after village of Kings Somborne. The well-balanced accommodation includes two bedrooms and a family bathroom, complemented by a cosy sitting room featuring a log burner, a separate dining area and a recently renovated, well-equipped kitchen. Outside, the property enjoys a surprisingly spacious rear garden, predominantly laid to lawn, offering an inviting outdoor retreat, along with convenient on-street parking to the front.

Features

- Period Cottage, believed to date back to the late 1800's
- Two bedrooms
- Surprisingly spacious rear garden
- Positioned within the sought after Village of Kings Somborne
- On street parking available

EPC Rating

Energy Efficiency Rating
 Current D
 Potential B

2 The Cross, Winchester Road, Kings Somborne, Stockbridge, SO20 6NY

Ground Floor

Upon entry, the front door opens into a cosy sitting room, where an attractive sash window overlooks the front aspect and a charming wood burner provides a real focal point to the space. The dining room sits at the heart of the home and offers ample room for a dining table and chairs, creating an ideal setting for both everyday living and entertaining. From here there is access to the kitchen, along with stairs rising to the first floor landing. The recently renovated kitchen is both stylish and practical, fitted with a range of wall and base units complemented by tasteful tiling. There is provision for a washing machine and dishwasher, space for a fridge/freezer, and an oven with hob and extractor over. A door from the kitchen provides direct access to the garden, enhancing the home's easy flow between indoor and outdoor living.

First Floor

The first floor landing leads to the principal bedroom and bedroom two. The main bedroom is a well-proportioned double, enjoying an attractive sash window to the front aspect which fills the room with natural light and enhances the home's period appeal. Bedroom two is also a comfortable double and offers access through to the family bathroom. The bathroom is thoughtfully arranged and fitted with a traditional suite comprising a bath, separate shower cubicle, WC and wash basin.

Outside

The rear garden is surprisingly generous for a centrally located village home, offering a delightful sense of space. Predominantly laid to lawn, it provides an inviting setting for outdoor relaxation, entertaining, or gentle gardening. Although the property is mid-terraced, the gardens benefit from convenient pedestrian access from the front via a shared, covered walkway, adding to the practicality of this characterful home

Parking

On street parking available

Location

King's Somborne is a delightful rural village, surrounded in countryside yet enjoying easy accessibility to Winchester, Romsey and its neighbouring town of Stockbridge. Lying in the valley of the edge of the River Test, the village is perfect for picturesque walks and cycle rides. Village amenities include a post office, local schooling, church, public house and village shop. The village hall is central to the vast array of activities within this strong local community. Whilst Winchester Road is positioned within a rural setting, it's perfect for commuting as is located within a 16 minute drive of Winchester train station then an hour direct line to Waterloo.

Tenure

Freehold

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Tenure

Freehold

Heating

Oil

Drainage

Mains

Infant and Junior School

King's Somborne Ce Primary School

Secondary School

Danebury School

Council Tax

Test Valley - Band C

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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