

Little Dean House, SO20
Approximate Gross Internal Area = 79.3 sq m / 853 sq ft



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.



Little Dean House, Stockbridge **Guide Price £335,000 Leasehold**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

- **Bespoke Modern Apartment**
- **Entrance Hallway/Office**
- **Balcony with Garden Views**
- **Two Double Bedrooms**
- **Allocated & Visitor Parking**
- **Desirable Rural Location**
- **Open Plan Living/Dining Room**
- **Kitchen**
- **Bathroom**
- **No Onward Chain**

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.



A rare opportunity to acquire this bespoke, spacious two double-bedroomed apartment set in a delightful, elevated position above the desirable market town of Stockbridge. Little Dean House, originally a 19th century manor house, was converted to its current residential configuration earlier this century and provides unique accommodation within the attractive three-acre grounds that surround the house. The beautifully presented apartment comprises an entrance hallway, large enough to provide an office area, a light and airy, open-plan living dining room complete with a full-width balcony providing views over the west lawn with its ornamental pond, a kitchen, two double bedrooms and a bathroom. The apartment is located on the first floor with both stairwell and lift access from the communal entrance. Outside, amongst the different communal garden areas are both allocated and visitor parking spaces. The property is available with No Onward Chain.

Accessed from Winton Hill just east of Stockbridge's high street, a driveway winds its way up to Little Dean House through the undulating south lawn and leads to the generous parking area, close to the communal entrance. Also part of the communal gardens that surround the house is the east lawn, which includes a vegetable growing area. Into the apartment itself and the entrance hallway includes built-in storage as well as access to the second bedroom, which has a rear aspect. A door from the entrance hallway opens into the expansive, open-plan living/dining room; a light and airy space thanks to patio doors that open out to the balcony along with a large window, all affording far-reaching views across the Test Valley. The rear-aspect kitchen adjoins the dining area and includes granite worksurfaces with matching upstands, a ceramic hob with an oven/grill below, an integrated dishwasher and fridge freezer, plus space and plumbing for a washing machine. A small rear entrance lobby provides external access to the rear of the building alongside an internal hallway which leads to both the master bedroom and the bathroom. The master bedroom is another light & airy space with ample glazing arranged in four different directions. Built-in wardrobe storage is also included.

Located in the heart of the Test Valley, Stockbridge is a vibrant, picturesque market town renowned for its abundance of artisan retailers, eateries, galleries, public houses and restaurants occupying both sides of its wide High Street that crosses the River Test. The town is steeped in history with market roots that can be traced back to the twelfth century, whilst it would also have been a crossing point over the River Test for the Roman road that linked London to Exeter, now the A30. The town has numerous local amenities over and above the establishments already mentioned and include a surgery, a pharmacy, well-regarded schools catering for all age groups, churches and a town hall. Stockbridge has a reputation as the "mecca" of fly-fishing and is still home to England's oldest fishing club, founded back in 1822. The location serves commuters well with the mainline rail stations of Winchester, Andover and Grateley all approximately 8 miles away in different directions, providing a service into London's Waterloo in around an hour whilst the nearby A303 provides road access to both London and the West Country.

