



The Thatched Cottage, Up Somborne, Stockbridge, Hampshire, SO20 6RD





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A beautifully presented Grade II listed medieval cruck cottage of architectural significance, enjoying much of its original character and charm, with clever adaptations to provide delightful and practical living accommodation.



- Stunning Grade II listed cruck cottage exuding character and charm
- Sought-after village location with convenient access to the mainline railway station
- Recently updated with a new kitchen, bathroom, completely re-thatched roof and beautifully presented throughout
 - Four bedrooms • Generous family bathroom with claw foot bath • Stylish fitted kitchen and utility room
 - Sitting room, dining room and study • Wonderful Arctic Cabin providing an all-weather entertaining area
 - Off street parking • Good size private garden • Convenient freestanding EV charging point
 - High speed broadband via Gigabeam (30 mbps)



ACCOMMODATION

A beautifully presented Grade II listed medieval cruck cottage of architectural significance, enjoying much of its original character and charm, with clever adaptations to provide delightful and practical living accommodation. Believed to have origins dating back to the late 15th century, this rare style of home is nestled in the well-regarded and sought-after rural hamlet of Up Somborne, in close proximity to the boutique town of Stockbridge and just a few miles from the cathedral city of Winchester, providing a 10-minute commute to the mainline railway station. The enchanting history of this home is clearly apparent with stunning fireplaces, hand scraped oak flooring, authentic slatted latch doors and the original exposed cruck beams. It has been more latterly sympathetically extended, whilst preserving its intrinsic integrity and provides three individual reception rooms with an impressive and sleek kitchen. The entrance lobby accesses the guest cloakroom and an inner hall opens into the contemporary kitchen centred upon the original brick oven surround and retaining the full bread oven. A Stoves range with induction hob includes two ovens with a separate grill and proving area which fits neatly into this area. The kitchen has been recently updated with ample storage and integrated dishwasher and fridge/freezer and is supplemented by a utility room housing plumbing and space for appliances. Original timber supports partially separate the dining room and superb natural light is afforded from its triple aspect. The traditional dining room offers a wonderful formality with a focal point of the stunning brick Inglenook fireplace hosting a Provence style Calor gas heater. From here, all the other rooms radiate including the useful family room or study. The sitting room is spacious, yet wonderfully cosy with triple aspect cottage windows and French doors to the gardens and a feature fireplace with a slate hearth on which stands a new wood burner underneath a composite stone mantel made to resemble a wooden beam and offering warmth and character.



Stairs lead to the open landing dominated by the impressive cruck beams. The principal bedroom is both picturesque and sizeable with character low cottage windows and vaulted ceiling with exposed timbers. There is a large storage cupboard and space for bedroom furniture. Bedroom two hosts extensive wardrobe space and two further pretty bedrooms are served by the family bathroom equipped with a stand-alone roll top bath and separate shower cubicle. The gardens are particularly private, predominantly laid to lawn, and interspersed by flower beds. To the rear of the garden is a large shed and impressive twelve-man Arctic Cabin offering a wonderful all weather entertaining venue.

Set within established, secluded gardens, with generous parking, including a freestanding electric vehicle charger for added convenience, this elegant period home offers an idyllic lifestyle for a variety of prospective buyers wishing to enjoy village life but offers the convenience of excellent commuter links and well-regarded schooling for all ages.

SITUATION

The hamlet of Up Somborne lies within the beautiful Test Valley with the delightful and historic small town of Stockbridge approximately 2.3 miles away. It is a thriving location with wonderful shops, a traditional inn and restaurants. Winchester is a 10-minute drive away where there is a more comprehensive range of shops, bars and restaurants plus fast train links to London Waterloo. The A30, A34 and A272 are easily accessible.

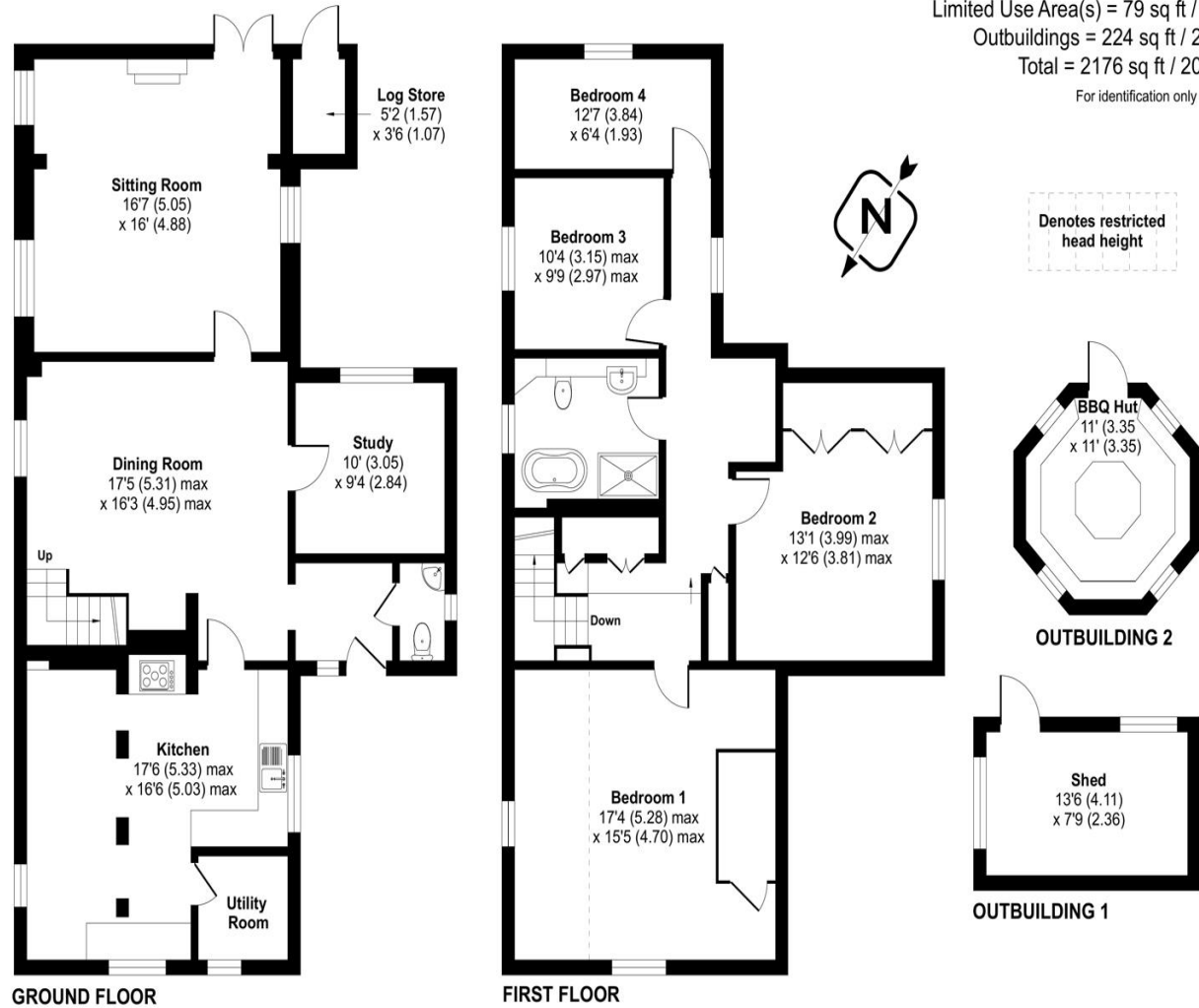






Approximate Area = 1873 sq ft / 174 sq m
 Limited Use Area(s) = 79 sq ft / 7.3 sq m
 Outbuildings = 224 sq ft / 20.8 sq m
 Total = 2176 sq ft / 202.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Charters Estate Agents Limited. REF: 1090061





LOCAL AUTHORITY

Test Valley Borough Council (Tax Band G)

ASKINGPRICE

£875,000

TENURE

Freehold