



Old Iron Foundry, King's Somborne, Stockbridge, Hampshire, SO20 6RP

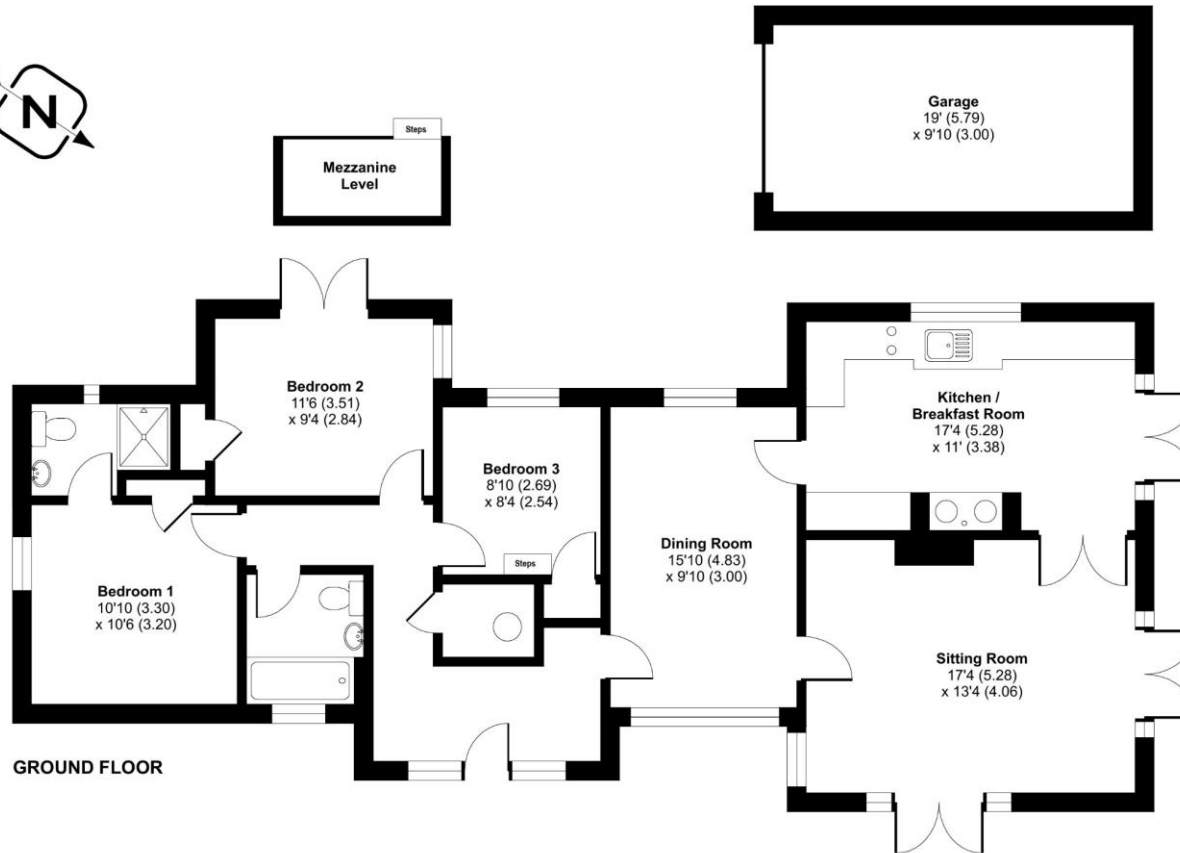


ACCOMMODATION

Set in a quiet enclave within the delightful village of King's Somborne this modern detached bungalow comprises a bright and airy entrance hall with floor to ceiling windows, allowing the light to flood in. Attractive oak flooring extends from the entrance hall through a separate dining room, with vaulted ceiling, and onward to the dual aspect sitting room. The sitting room boasts a vaulted ceiling, an attractive brick-built chimney housing a wood burning stove and doors overlooking the rear garden and onward to the backdrop of the neighbouring water meadows. The kitchen, also with a vaulted ceiling, has been fitted with an array of oak wall and base units with integrated appliances. A brick-built feature chimney breast houses a range cooker, a tiled floor extends through the kitchen/ breakfast room and a glazed door to the rear garden further compliments this space. There are three well-proportioned bedrooms, of which the principal bedroom features an ensuite shower room. A family bathroom is also accessed via the entrance hall. The principal living areas benefit from under floor heating and the bedrooms are heated by oil fired central heating. Outside the property has a block paved hard stand for at least two cars, a single garage offers additional parking or ample storage. The rear garden is predominantly laid to lawn, whilst a patio area offers a great spot to take in the adjoining water meadows. This home is offered with no forward chain. ** Under the 1979 Estate Agents Act, we wish to declare that the vendor of the property is associated with Charters Estate Agents.

Approximate Area = 1349 sq ft / 125.3 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Charters. REF: 588810



SITUATION

Set within the village of King's Somborne which lies on the edge of the valley of the River Test and only a short drive from the sought after location of Winchester city. The village comprises local shop, church, primary school and a network of footpaths and bridleways for walking and riding in the surrounding countryside. The thriving city of Winchester has many famous attractions and amenities.



SPECIFICATION

- Stunning detached bungalow
- Three versatile bedrooms
- Views over the Water Meadows
- Vaulted sitting room with a wood burning stove
- Garage and off-road parking
- No forward chain

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band E

GUIDE PRICE

Asking Price £725,000

TENURE

Freehold