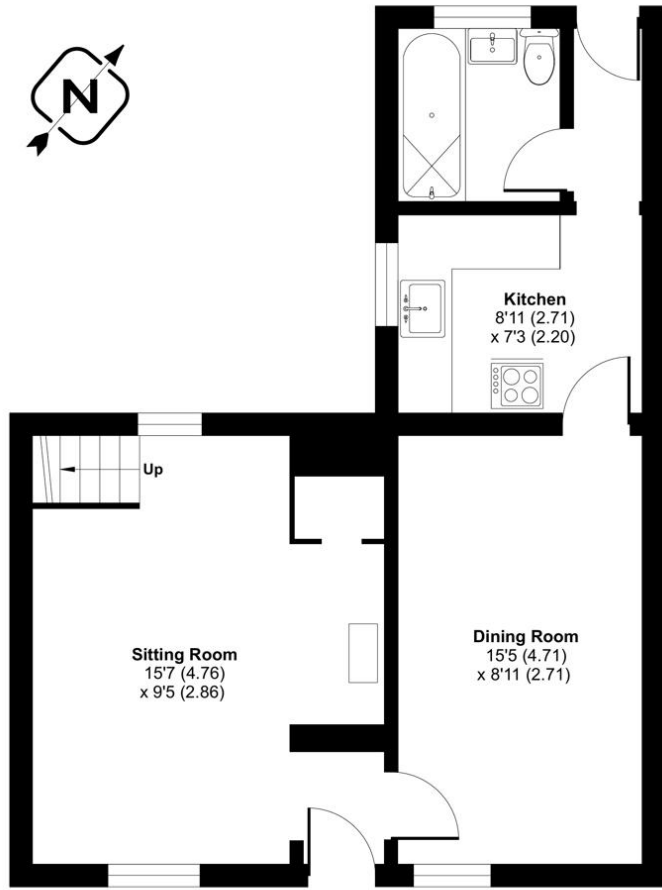




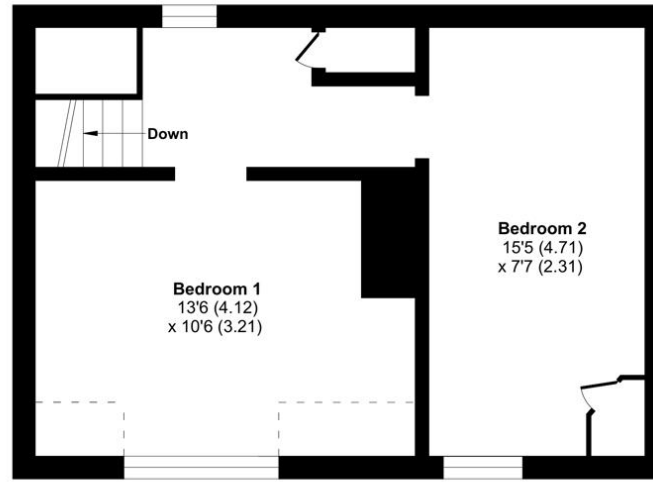


ACCOMMODATION

Nestled in the heart of the picturesque Test Valley village of Kings Somborne, this charming two-bedroom Grade II Listed thatched terraced home exudes character and historic appeal. Dating back to the 1500s, this "chocolate box" cottage is brimming with period features and offers a unique blend of rural tranquillity and modern convenience. With easy access to Winchester, Romsey, Southampton, and Salisbury, it is ideally located for those seeking a serene village lifestyle with excellent connectivity to surrounding towns and cities. Upon arriving at the property, you are welcomed by an external porch that leads into the spacious sitting room, complete with a log-burning stove, tiled flooring and a timber-framed window that provides a delightful view of the rear garden. On the opposite side of the entrance hall, the dining room seamlessly connects to the kitchen, making it perfect for both hosting gatherings and day-to-day family life. The well-appointed kitchen is designed for practicality, offering ample space for white goods and fitted shelving to maximize storage. Completing the ground floor is the family bathroom, featuring a shower over the bath. The first floor boasts two generously-sized double bedrooms, each showcasing vaulted ceilings with exposed timber beams that add to the home's rustic charm. Externally, the property offers driveway parking for two vehicles at the front, while the rear garden is a true hidden gem. With mature shrubs, a well-maintained lawn, and a patio seating area, it provides an idyllic setting for outdoor relaxation. The garden enjoys stunning views over the paddock and the rolling countryside beyond, making this home a perfect retreat for those who appreciate the beauty of nature and historical charm.



GROUND FLOOR



FIRST FLOOR

Approximate Area = 798 sq ft / 74.1 sq m
 Limited Use Area(s) = 18 sq ft / 1.6 sq m
 Total = 816 sq ft / 75.7 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°che.com 2024. Produced for Charters Estate Agents Limited. REF: 1217605

SITUATION

King's Somborne is a delightful rural village, shrouded in countryside yet enjoying easy accessibility to Romsey, Winchester and its neighbouring boutique town of Stockbridge. Lying in the valley of the edge of the River Test, the village is perfect for picturesque walks and cycle rides. Typical village amenities include a post office, reputable local schooling, church, public house and village shop. The village hall is central to the vast array of activities within this strong local community.



SPECIFICATION

- Two-bedroom terraced cottage
- Grade II Listed
- Driveway parking
- Private rear garden
- Delightful views of countryside to the rear
- Great access to Winchester, Romsey and Salisbury
- Walking to the local shop and Public House

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band D

OFFERS OVER £350,000

TENURE

Freehold