

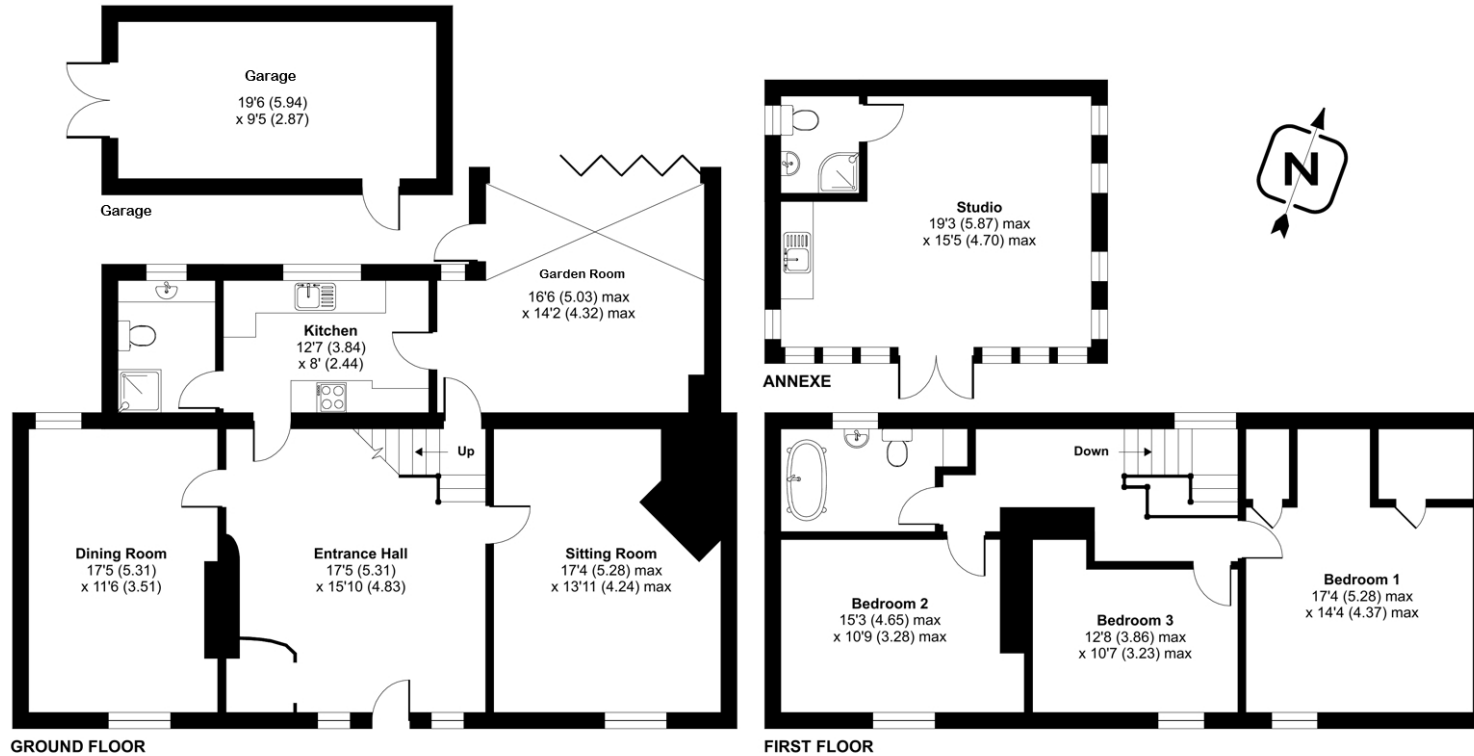




ACCOMMODATION

Yew Tree House is a stunning Grade II listed period home nestled in the picturesque Test Valley countryside. Believed to date back to the mid-16th century, this charming property retains its original character with exposed beams, feature fireplaces, and traditional slatted and latch doors, seamlessly blended with modern comforts such as a garden room with underfloor heating. Set within delightful gardens of approximately ¼ acre, the home enjoys extensive views over the surrounding countryside, offering a tranquil and idyllic retreat. The beautifully maintained gardens are a standout feature, with expansive lawns, a detached studio/annex, a separate garage, and a breathtaking backdrop of adjacent water meadows. The thatched roof was replaced in January 2018, ensuring the home's historic charm is preserved. Impeccably presented, Yew Tree House provides a warm and inviting family home in the heart of a quintessential Hampshire village community.

Approximate Area = 1905 sq ft / 177 sq m
 Annexe = 297 sq ft / 27.6 sq m
 Garage = 190 sq ft / 17.6 sq m
 Total = 2392 sq ft / 222.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1263661



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SITUATION

King's Somborne lies in the valley on the edge of the River Test surrounded by wonderful countryside, the location is perfect for peaceful, scenic walks and cycle rides. There are a number of traditional village amenities including a post office, well regarded local school, church, public house and village shop. The village is within close proximity of the cultural city of Winchester and local centres of Stockbridge and Romsey and provides a strong, active community.



SPECIFICATION

- Beautiful Grade II listed landmark home
- Central village location
- Gardens extending to 1/4 acre
- Garage and parking for several vehicles
- A host of stunning period features
- Spacious and practical family living space
- Separate summer chalet

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band F

ASKING PRICE £825,000

TENURE

Freehold