







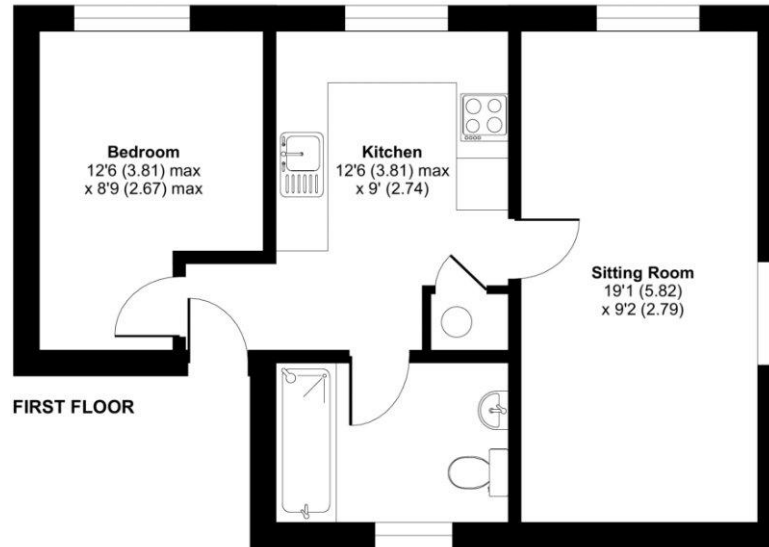
## ACCOMMODATION

Nestled within a farm, this charming one-bedroom first-floor flat offers a unique countryside lifestyle with breathtaking far-reaching views. The property features a well-appointed fitted kitchen, a comfortable living space, and a bright bedroom, all designed to maximize natural light and scenic vistas. The bathroom is modern and functional, complementing the flat's well-thought-out layout. Ideal for equestrian enthusiasts or those seeking a tranquil rural retreat, this home provides a rare opportunity to enjoy picturesque surroundings while remaining conveniently connected to nearby amenities. Agents Note: Awaiting Building Control sign off.



Approximate Area = 468 sq ft / 43.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1244259



## 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. 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**

- One-bedroom first-floor flat within a farm
- Breathtaking far-reaching countryside views
- Well-appointed fitted kitchen with modern features
- Comfortable living space designed for relaxation
- Bright and airy bedroom maximizing natural light
- Modern and functional bathroom for convenience
- Ideal for equestrian enthusiasts or those seeking a rural retreat
- Tranquil countryside setting with easy access to nearby amenities

### **LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band A

### **ASKING PRICE £200,000**

### **TENURE**

Leasehold

Unexpired Years: 999

Annual Ground Rent: Ask Agent

Ground Rent Increase: Ask Agent

Ground Rent Review Period: Ask Agent

Annual Service Charge: Ask Agent

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.