



2 Triangle Cottage, Kings Somborne, Stockbridge,
Hampshire

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2 Triangle Cottage Kings Somborne Stockbridge Hampshire SO20 6PL

A charming Grade II listed cottage in the heart of this pretty Test Valley village.

Stockbridge 3 Miles, Romsey 7.7 Miles,
Winchester 10 Miles, Southampton Airport 14
Miles

Grade II listed | Pretty cottage | 2 Bedrooms
Bathroom | Potential to create a study | Dining
room | Sitting room | Kitchen | Utility room
Parking | Large shed / Store | EPC Rating F

The property

2 Triangle Cottage is a delightful property, in the heart of Kings Somborne it holds a beautiful position within the village and benefits from mature gardens.

The current owners have undertaken a schedule of works to improve the cottage inside and out including removing cement and replacing with traditional lime plaster, re-wiring the kitchen and a new consumer unit, and the replacement of the boiler. They have also had permission granted to create a study/third bedroom to the first floor.

The home is approached through a picturesque front garden, with a characterful wooden front door opening into the dining hall. An impressive inglenook fireplace with a log burner has been positioned to create a welcoming entrance whatever the weather. This room in turn leads to both the kitchen and the sitting room. The sitting room is of particular note with a picture window overlooking the front garden, and a beautiful, brick feature fireplace with a further log burner making this a splendid place to relax. The kitchen has been refurbished with

freestanding units and space for a large fridge/freezer and dishwasher. The large Belfast sink overlooks the rear garden and there is ample storage and countertop space. There is also a utility room with space for a washing machine and Tumble dryer.

To the first floor are two good double bedrooms and a family bathroom. There is a useful cupboard in bedroom two and the loft is accessible from the landing via ladder and is half boarded for further storage. The landing is currently an open space ideal as an office or to carry out the planned works to create a separate room.

Outside

To the front of the home is a very pretty, enclosed garden with mature shrubs and plants, lavender and other country garden varieties make this a welcoming entrance. Parking for two vehicles can be found on the private driveway and accessed via gate into the front garden. The rear garden has a lovely patio abutting the house then leads on to a lawn and a very useful shed.

Location

Kings Somborne is a lively village with a primary school, pub, two village shops, church, and a village hall. It is surrounded by beautiful hilly countryside in the heart of the Test valley; an excellent area for country pursuits. Stockbridge provides everyday facilities including a small supermarket, doctors' surgery, fishmongers, various quality restaurants, delicatessen and renowned independent butcher together with a variety of other shops.

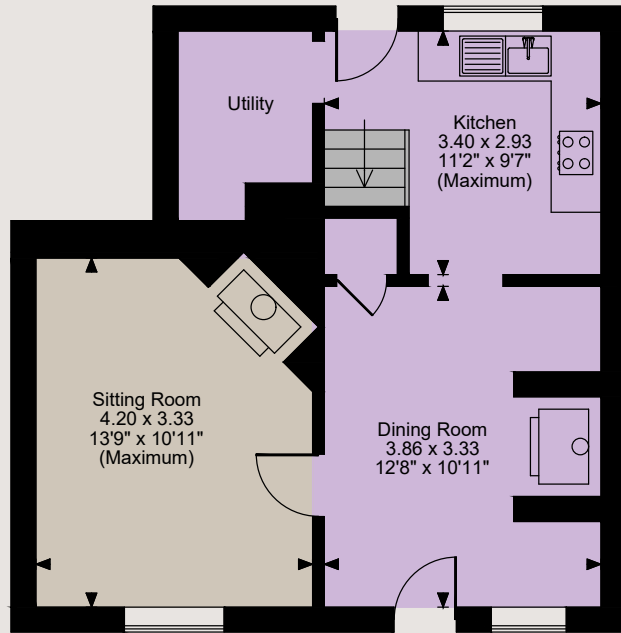
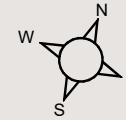
The area is served by a number of well regarded state and independent schools including Farleigh, Norman Court, St Swithuns, Winchester College, Test Valley & Peter Symonds 6th Form College in Winchester.

Winchester is not far and access to the M3, A34, A303 and onward links make the village extremely accessible.

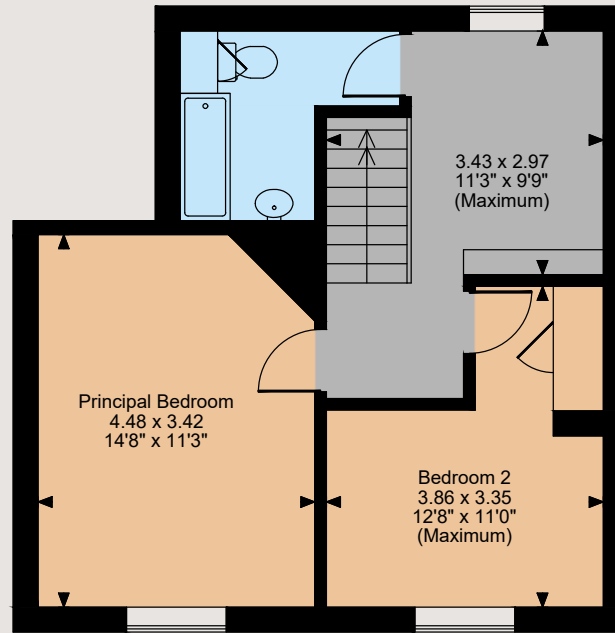




Floorplans
House internal area 908 sq ft (84 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3Words:///shell.splendid.picturing

General

Local Authority: Test Valley Borough Council
Services: Mains water, mains drainage, electric boiler

Council Tax: Band D

Tenure: Freehold

Guide Price: OIEO £400,000

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Winchester

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