



## Riverside Cottage

WINCHESTER ROAD | KINGS SOMBORNE | HAMPSHIRE | SO20 6PF

Wilson | Hill

Master Bedroom with Ensuite Bathroom | Guest Bedroom with Ensuite Shower Room | 3 Further Bedrooms | Family Bathroom | Sitting Room with adjacent Garden Room  
Dining Room | Family Room | Kitchen/Breakfast Room | Utility Room | Hall | Cloakroom | Garage with adjacent Workshop | Large Garden Store | Parking  
Gardens of 0.76 Acres (0.307ha)  
Stockbridge 3 miles, Winchester 9.7 miles, Romsey 8 miles, London 74 miles.



### | The Property

Riverside Cottage is an attractive 19th Century village house extended then we believe in the 1950's, offering well proportioned and flexible accommodation. There is a nice sized sitting room with a large garden room adjacent and then two further reception rooms and a kitchen/breakfast room on the ground floor, whilst

upstairs there is a master suite and guest suite together with three other bedrooms and a family bathroom. Two of the bedrooms are currently open to each other and can be independently accessed if required as there are two staircases.

The house sits in pretty gardens of about 0.76 acres and there are some useful outbuildings. There is potential to build another dwelling in the garden and please see the note at the end of the brochure for further information. In all a rare chance to acquire a good sized family house in this ever popular village and an early appointment to view is strongly recommended.

### | Location

The Property lies a short distance from the centre of this highly regarded Hampshire village which has a good range of facilities including a pub, a primary school and two village shops. The village is located about 2.5 miles to the south of the small town of Stockbridge which has most facilities including a very good selection of pubs and restaurants.





For a comprehensive range of shopping, sport and leisure facilities together with a mainline station with train services to London Waterloo, Winchester is 9.7 miles to the east. There is an alternative railway station at Andover 11 miles to the north. There are lots of footpaths and bridleways in the area providing great scope for both riding and walking and the harbours and creeks of the south coast are under half an hours drive to the south.

### **Outside**

A gravel drive leads up to the house where there is extensive parking and to the rear of the house where there is the garage and workshop building. The gardens are made up of large open areas of lawn with a number of mature trees and shrubs, with views over fields to the rear. In one corner of the garden there is also a useful large garden store.



## Directions to SO20 6PF

From Stockbridge proceed along the A3057 towards Kings Somborne. Go along this road for just over 2 miles, where you come to Kings Somborne. Follow the road into the village and just before The Crown Inn turn left signed Up Somborne. Follow Church Road along for about 150 yards and then turn left into Winchester Road, signed Up Somborne. Follow this lane along for about 500 yards where you will see the entrance to Camp Field on the right and the next entrance beyond this is Riverside Cottage.



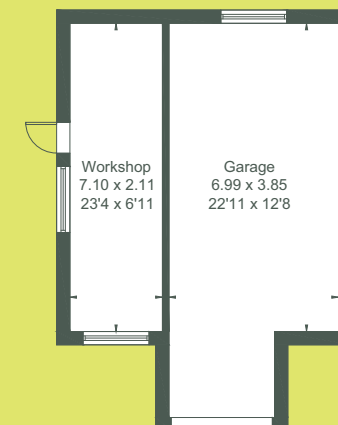
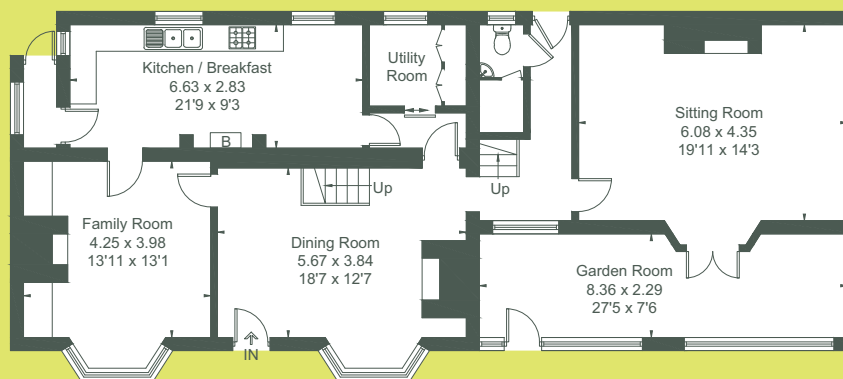
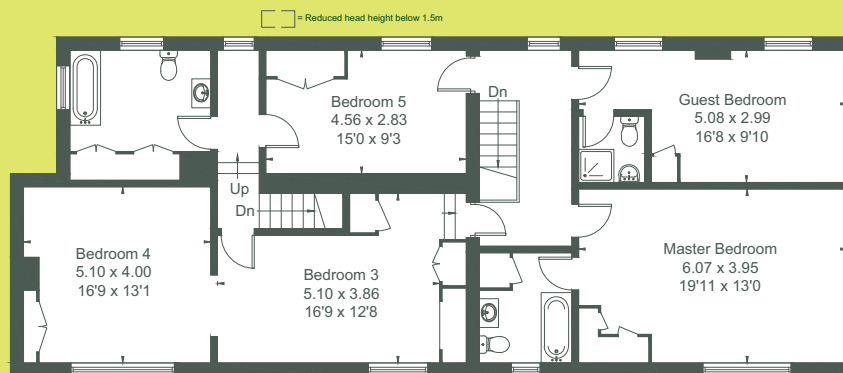
**Services:** Mains water, electricity and drainage, oil fired boiler providing hot water and central heating via radiators.

**Local Authority:** Test Valley Borough Council, [www.testvalley.gov.uk](http://www.testvalley.gov.uk), 01264 368000

**Council Tax:** Band G EPC: E46

**Viewing strictly by appointment.**

Approximate Area = 264 sq m / 2842 sq ft  
Outbuilding = 47.4 sq m / 510 sq ft



Not in actual location / orientation

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
[fourwalls-group.com](http://fourwalls-group.com) 253354

**Agent's Note:** Our client has applied to Test Valley Borough Council, reference 19/02731/FULLS, for a 4 bedroom detached dwelling in the rear part of the garden. The application has been withdrawn, but ongoing negotiations are happening with the council. We will update purchasers where relevant on progress at the time of viewing.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Photographs and details dated May 2020.

