



EVANS & PARTRIDGE

LODGE HOUSE
LECKFORD, HAMPSHIRE

LODGE HOUSE, LECKFORD, STOCKBRIDGE, HAMPSHIRE SO20 6JF

**AN ATTRACTIVE DETACHED FOUR BEDROOM FAMILY HOUSE WITH CHARACTER, AMPLE OFF-ROAD PARKING
AND A LARGE PRIVATE PLOT EXTENDING TO ABOUT THREE QUARTERS OF AN ACRE,
RURALLY SITUATED ON THE OUTSKIRTS OF STOCKBRIDGE BESIDE THE A3057**

ENTRANCE PORCH • RECEPTION HALL • LIVING ROOM • DINING ROOM • SITTING ROOM • STUDY
KITCHEN / BREAKFAST ROOM • REAR HALL • STORE ROOM • CLOAKROOM
PRINCIPAL BEDROOM WITH LUXURY EN SUITE BATHROOM • THREE FURTHER BEDROOMS • FAMILY BATHROOM
AMPLE OFF-ROAD PARKING • GARDENS AND GROUNDS EXTENDING TO ABOUT 0.75 ACRES

OFFERS INVITED AROUND £685,000 FOR THE FREEHOLD

DESCRIPTION

A detached Victorian house offering spacious accommodation comprising an entrance porch, central reception hall, good size living room with fireplace and glazed door leading onto the decking and main garden, separate dining room, study and well-appointed kitchen/breakfast room and an adjoining cosy sitting room with wood burner effect gas fire. In addition there is a rear hallway with a store room and ground floor cloakroom. To the first floor, off a central landing, there is a principal bedroom with an excellent range of wardrobe cupboards and large en suite bathroom with shower, three further bedrooms and family bathroom. Outside an extensive gravelled area at the front of the property offers generous parking whilst the main garden extends to the rear. Beyond the rear garden there is an additional area of upper garden with a separate access from the road that, although currently overgrown, could be useful for storage etc.

Agent's Note: The current vendors can cross the A3057 on foot and access the Test Way via a small path, which then allows them to walk into Stockbridge.

LOCATION

The property is situated between Leckford and Stockbridge which offers a broad variety of independent shops, a Post Office, hotels and bars, tea rooms/restaurants, churches, a doctors' surgery and primary and secondary schools. The cathedral cities of Salisbury and Winchester and the abbey town of Romsey are all within a twenty minute drive, and the A303 is close at hand allowing convenient access to London and the West Country. There are also mainline railway stations in Winchester and Andover (both about fifteen minutes' drive away) as well as Grateley (about ten minutes' drive) with fast trains to Waterloo.

ACCOMMODATION

Wood panelled obscure glazed door into:

Enclosed ENTRANCE PORCH Obscure glazed window to side. Ceramic tiled floor. Coat hooks. Timber panel obscure glazed door into:

RECEPTION HALL (*Split level*) Staircase with turned style balustrade to either side rising to first floor. Two doors into understairs storage cupboard. Shelved alcove. Ceiling light point with four spot lights. Panel doors to living room, dining room and study. Part obscure glazed door into kitchen/breakfast room.

LIVING ROOM (*Large dual aspect reception room*) Open fireplace with inset coal effect gas fire, decorative tiling to either side, granite hearth and timber mantelpiece. Sliding glazed door with glazed panel to side opening onto the decking with views down the rear garden. Further window to side aspect. Pendant light point. Wall lights.

DINING ROOM (*Dual aspect reception room*) Windows to front and side aspect. Pendant light point. Dado rail.

STUDY Window to front aspect. Shelving with light above. Pendant light point.

KITCHEN / BREAKFAST ROOM

Kitchen Ceramic Belfast sink unit with mixer tap and granite drainer. Range of hand-built creamed washed high and low level cupboards and drawers incorporating basket shelving. Britannia range with oven/grill and six ring gas hob with ceramic tiled splash back and extractor hood over and oak mantel over. Space and plumbing for American style fridge/freezer. Recess for microwave. Recess and plumbing for dishwasher. Pull-out larder style cupboards and carousel. Slate effect ceramic tiled floor. LED spot lights. Windows to side and rear aspect with views down the garden. Panel door into sitting room.

Breakfast Area Space for table. High level cupboards. Double panel doors into rear hall.

SITTING ROOM (*Cosy dual aspect room*) Open brick fireplace housing wood burner effect gas fire on brick hearth. Bay window to front aspect. Further window to side aspect. Ceiling light point. Wall lights.

REAR HALL Ceramic tiled floor. Space and plumbing for washing machine with room above to stack dryer. Range of oak fronted high level cupboards. Door into cloakroom. Part obscure glazed stable door opening onto the decking and rear garden. Step up and door into:

STORE ROOM Window to rear aspect. Pendant light point.

CLOAKROOM Wash hand basin with tiled splash back and low level WC. Obscure glazed window to side aspect. Cupboard. Ceramic tiled floor.

FIRST FLOOR

LANDING Turned style balustrade continues overlooking stairwell. Ceiling light point. Doors to bedrooms and family bathroom.

PRINCIPAL BEDROOM (*Large double bedroom*) Windows to front and side aspects. Comprehensive range of built-in wardrobe cupboards. Oak effect flooring. Two ceiling light points with spot lights. Open arch into:

LUXURY EN SUITE BATHROOM Roll top double ended bath with mixer tap. Pedestal wash hand basin with mixer tap on granite wash stand with tiled splashback, glass shelf, mirror and light over. Glass/tiled shower enclosure. Low level WC. Oak effect flooring. Towel radiator. Window to side aspect. Sky light to rear aspect. Door into eaves storage.

BEDROOM TWO (*Dual aspect double bedroom*) Windows to front and side aspect. Cast iron Victorian fireplace (not in use). Ceiling light point with spot lights.

BEDROOM THREE (*Dual aspect double bedroom*) Window to side and rear aspect. Cast iron Victorian fireplace (not in use) Ceiling light point with pot lights.

BEDROOM FOUR (*Single bedroom*) Window to front aspect. Ceiling light point with spot lights.

FAMILY BATHROOM White suite comprising roll top cast iron four claw bath with timber supports, mixer tap/hand held shower attachment with overhead mounting and shower curtain rail above. Pedestal wash hand basin with glass shelf, mirror and light above. Low level WC. Obscure glazed window to rear aspect. Part ceramic tiled walls. Towel radiator. Access to loft space via hatch. Louvre double doors into cupboard housing lagged copper cylinder with fitted immersion and airing space above. Ceiling light point with spot lights.

OUTSIDE

Wide splayed entrance off the A3057 onto generous gravelled driveway providing comprehensive parking and turning, well enclosed to the side and rear boundary by hedging and trees. Access to front entrance porch. Wide gravelled area providing an additional parking space, screened from the road by hedging and fencing with trellis above. Timber gate into:

MAIN REAR GARDEN Large split level decked area enclosed by timber balcony, ideal for entertaining, with views over the rear garden. Raised gazebo area to one side. Ornamental pond with gravelled surround. Gravelled lower level seating area with low door leading into an extensive cellar area. The garden enjoys a good degree of privacy, being level and laid to lawn. Mature apple tree. The road side boundary is enclosed by high feather edge fencing and high hedging. The opposite boundary comprises large pollarded trees with raised gravelled area retained by sleepers. Outside lights. Circular paved seating area. Timber garden store at rear boundary. Open in laurel hedging into:

UPPER GARDEN Partially wooded area with separate gates access off the A3057.

SERVICES

Mains electricity. Private water supply via borehole. Private drainage. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

DIRECTIONS

POST CODE: SO20 6JF. From our office in Stockbridge, proceed towards Andover on the A3057. The property will be found after 0.7 miles.

VIEWING STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

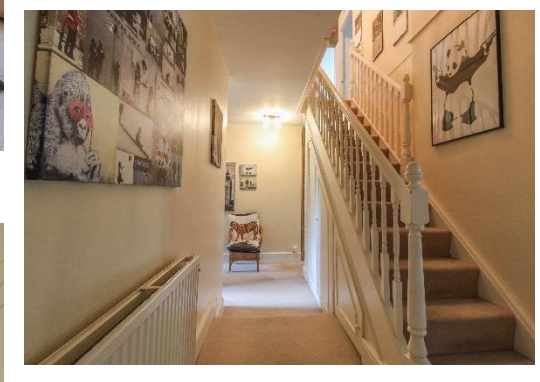
Tel. 01264 810702

www.evansandpartridge.co.uk

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

Evans & Partridge is the trading name for Armstrong Partridge Limited (Company no. 10437262) Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF







Approximate Floor Area = 174.0 sq m / 1873 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	20	
Not energy efficient - higher running costs			
England, Scotland & Wales			

