



# A good-looking 4-bedroom detached family home

Walnut Tree Lodge, Furzedown Road, Kings Somborne, Hampshire SO20 6NL

Freehold



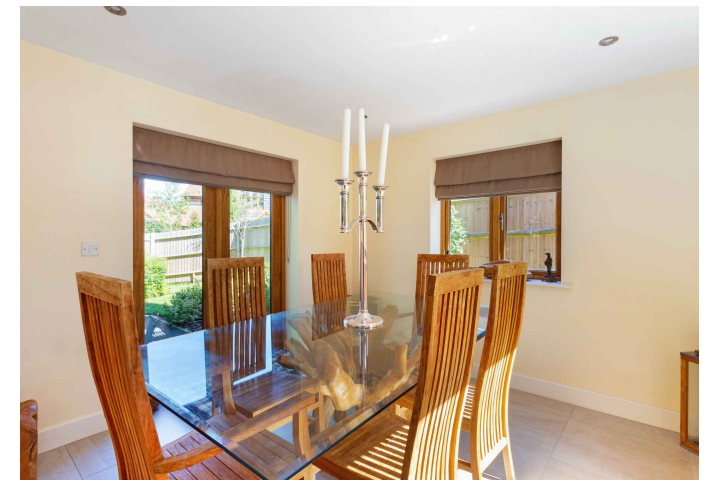
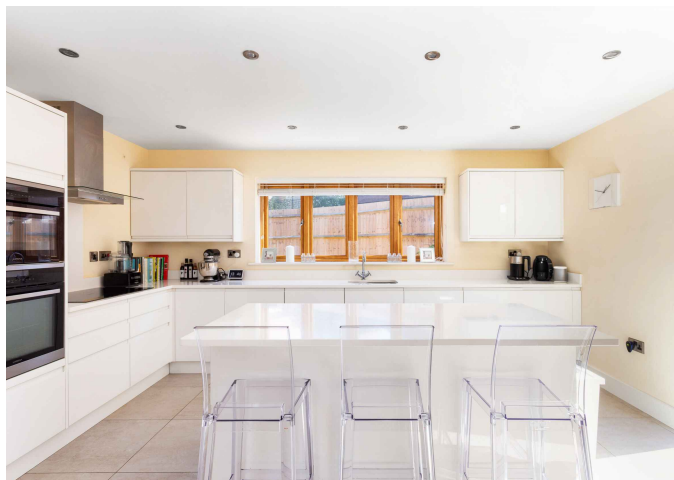
Entrance hall • Sitting room • Dining room • Kitchen/  
breakfast room • Utility • cloakroom • Master bedroom  
with en suite • 3 further bedrooms, 1 en suite  
• Family bathroom • Garage • Gardens • EPC=C

### Situation

Kings Somborne is a desirable village situated in the renowned Test Valley and comprises a number of amenities combined with a thriving community. This charming village has a number of period properties, a village pub, shops, post office, church and local school and is surrounded by delightful countryside. Larger towns and villages are easily accessible including Stockbridge, which is about 3 miles, Romsey, just over 7 miles, and Winchester at 9½ miles, all of which offer a wider range of amenities. Railway stations are at Romsey, Winchester and Andover (11 miles). Southampton Airport is easily accessible (about 17 miles) offering a range of flights with connections worldwide.

### Description

Walnut Tree Lodge is a superbly presented, detached family home which was built in 2015 and provides a fabulous living environment. The accommodation is extremely well-presented and includes a superb kitchen/breakfast room with a range of floor and wall mounted units including cupboard and drawer sections and attractive light work surfaces, additional island with breakfast bar and doors leading out onto the rear garden. The sitting room is again particularly well-presented and is a light and bright room with large central fireplace housing log-burner and doors opening out onto the rear terraces. The dining room provides further reception space ideal for more formal occasions. At first floor level there are a total of four bedrooms including a master bedroom suite with en suite shower room, a guest bedroom with en suite shower room and the two remaining bedrooms being serviced by a family bedroom. Overall, the feeling within this fine property is one of great light and high end finish.





### Outside

The property is approached via a 5-bar gate which opens out onto a tarmac drive providing parking for a number of vehicles as well as access to the garage. Steps from here rise up to the front porch and the main areas of garden lie to the side and rear of Walnut Tree Lodge and provide an attractive backdrop and ample space for outdoor entertaining and recreation.

### Accommodation

See floor plans.

### Directions

Leave Winchester on the Stockbridge Road and continue on this road for approximately 3 miles, whereupon you will reach a major crossroads in the dip of the road, with Kings Somborne signposted to the left. Take this turning and continue into the village and at the T-junction turn left onto Furzedown Road. Continue along the road and after passing Eldon Road on the right the entrance to the property will be found on the left-hand side.

### Services

Mains water and electricity. Private drainage. Oil-fired central heating.

### Outgoings

Council Tax – Band G

### Post Code

SO20 6NL

### Local Authority

Test Valley Borough Council

### Energy Performance

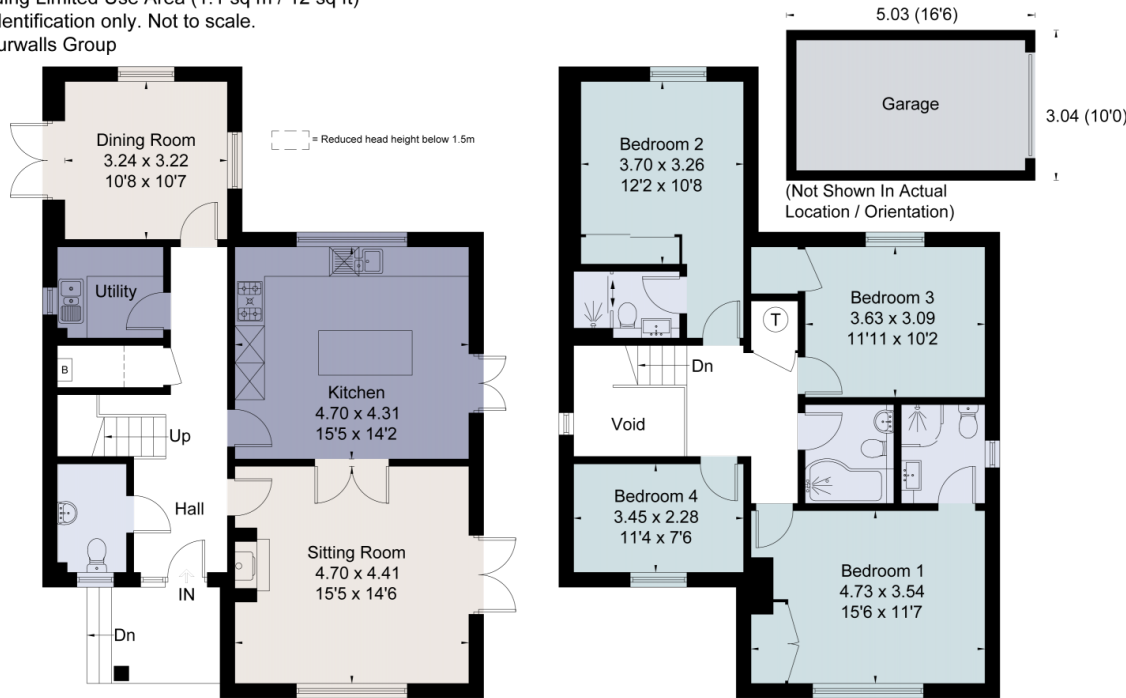
A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.



Approximate Area = 150.2 sq m / 1617 sq ft  
(Excluding Void)  
Garage = 12.3 sq m / 132 sq ft  
Total = 162.5 sq m / 1749 sq ft  
Including Limited Use Area (1.1 sq m / 12 sq ft)  
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Ground Floor

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	76	
(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	

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