



A Victorian farmhouse in 0.82 acres

New Lease Farm House, Kings Somborne, Stockbridge, Hampshire SO20 6QS

Freehold



Drawing room • Dining room • Kitchen • Sitting room
• Boot room • Utility room • Cloakroom • Principal
bedroom with adjoining shower room • 3 further
bedrooms • Bathroom • Gardens • about 0.82 acres

Situation

New Lease Farm House is situated approximately half a mile from the popular village of King Somborne in a rural location on the edge of a farm. The property benefits from excellent views across open countryside.

King Somborne is a desirable village situated in the renowned Test Valley comprising a number of amenities combined with a thriving community. This charming village has a village pub, shop, post office, church and local school, as well as being surrounded by delightful countryside. Larger towns and villages are easily accessible including Stockbridge, which is just over 3 miles, Romsey just over 7 miles and the Cathedral city of Winchester about 9 miles away. Communication links are excellent with railway stations at Winchester and Andover and an excellent road network including the A34, A303, M3 and M27 providing access to London, the West Country, the Midlands and the south coast.

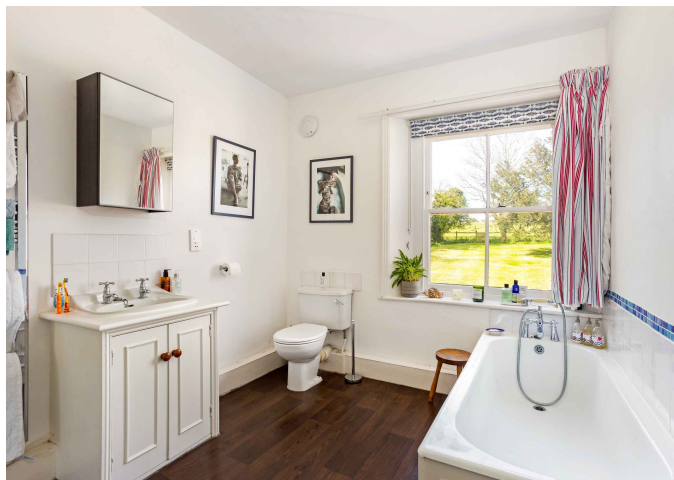
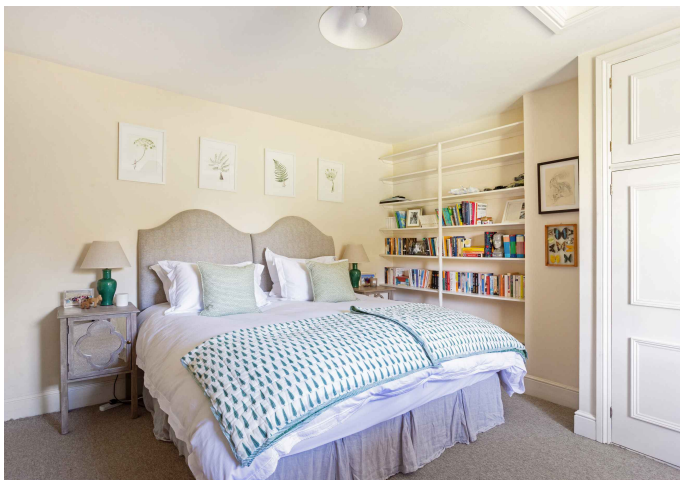
Description

New Lease Farm House is an attractive detached Victorian farmhouse situated in a slightly elevated position overlooking the valley and surrounded by attractive farmland. The house which offers considerable scope for further improvement and extension, subject to the necessary planning permissions, extends to 2265sq. ft. with well-proportioned rooms typical of a house in this era.

The property benefits from three separate reception rooms, a drawing room, dining room and playroom, a good sized kitchen with Aga and large boot room. A cloakroom completes the ground floor accommodation.

On the first floor is a principal bedroom with adjoining shower room, three further good size double bedrooms and a family bathroom.





The property is setback in its plot with gardens and grounds extending to approximately 0.82 acres which are laid mainly to lawn with maturing trees and shrubs on the boundaries and a magnificent copper beech on its Southern boundary.

The property is approached over a long graveled sweeping driveway to a large turning circle which in turn leads to areas for parking. Timber garden store.

AGENTS NOTE

The neighbouring property, New Lease Farm Cottage, a four bedroom, two reception room, detached dwelling in a good-sized plot, is also available for sale

Accommodation

See floor plans

Tenure

Freehold.

Services

Mains electricity, private drainage and water, oil fired Aga and boiler

Outgoings

Council Tax - Band G

Post Code

SO20 6QS

Local Authority

Test Valley Borough Council

Energy Performance

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

Viewing

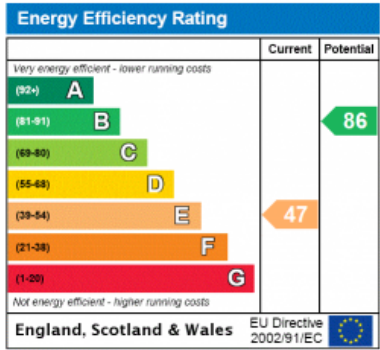
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Approximate Area = 219.7 sq m / 2265 sq ft
Including Limited Use Area (4.2 sq m / 45 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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