



21 TRAFALGAR WAY
Stockbridge, Hampshire, SO20 6ET

Carter Jonas

21 TRAFALGAR WAY, STOCKBRIDGE, HAMPSHIRE, SO20 6ET

Ideally located within striking distance of Stockbridge High Street • 3 bedrooms • 3 bathrooms • Sitting room and dining room • Kitchen • Study • Utility room • Conservatory • Driveway and double garage • Stunning views over water meadows

DESCRIPTION

The property is situated in the ever-popular Trafalgar Way and has the benefits of both proximity to the High Street along with an idyllic outlook to the rear. The house itself offers very flexible accommodation, with potential to adapt or extend as required, subject to obtaining the relevant consents.

Ground floor accommodation comprises a generous entrance hall which leads to all of the principal reception rooms, including a front aspect study, a double aspect sitting room with feature fireplace, and an elegant dining room with double doors on to the rear garden. A conservatory links the sitting room with the rear garden. The kitchen has a range of units and integrated appliances, and the adjacent utility room provides a useful storage area. In addition to the above, a 3rd bedroom is situated on the ground floor along with a downstairs shower room. This area provides great flexibility and could also be used as an additional reception room if required. There are two bedrooms and two bathrooms on the first floor, with the principal bedroom having a range of fitted wardrobes and access onto a rear balcony from which the extensive views can be appreciated.

OUTSIDE

Externally, the gardens are well landscaped, with the rear patio being ideal for al fresco entertaining, and an expanse of lawn which extends to a tributary of the River Test which forms the rear boundary. An abundance of flora and fauna can be viewed from the rear garden, and the outlook

ENVIABLY LOCATED JUST OFF THE HIGH STREET WITH FAR REACHING VIEWS



over the National Trust owned water meadows is second to none. To the front of the property is a further area of garden, along with a driveway providing ample parking, and a detached double garage with electric up and over doors.

LOCATION

Stockbridge is a Georgian market town in the heart of the Test Valley, and is known for its idyllic setting and rich history. Stockbridge's main thoroughfare, the High Street, is lined with quaint shops, boutiques, and eateries. The town is home to several historic buildings, including St. Peter's Church, a stunning medieval church with unique architectural features.

With many country pursuits on the doorstep from fishing on the River Test, a renowned chalk stream famous for its clear waters and abundant wildlife, to walking the Clarendon Way and Test Way there are many recreational activities on offer. For a wider range of facilities the historic cathedral city of Winchester is about 8 miles away.

Communication links are accessible in the form of rail links into London Waterloo via nearby Grateley and Winchester. The A303 offers access to the West Country and to London via the M3 whilst the A34 links to the south coast or the north. Stockbridge has both a primary and a secondary school with Peter Symonds Sixth Form College at Winchester. Independent preparatory schools include Prince's Mead, Pilgrim's, Twyford, Stroud and Farleigh, with Winchester College and St Swithun's in Winchester, Godolphin's in Salisbury and Hampshire Collegiate in Romsey.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains electric, water and drainage. Oil central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Test Valley Borough Council. Council Tax Band G.

Viewings: Strictly by appointment through the agent, Carter Jonas, 01962 842742.





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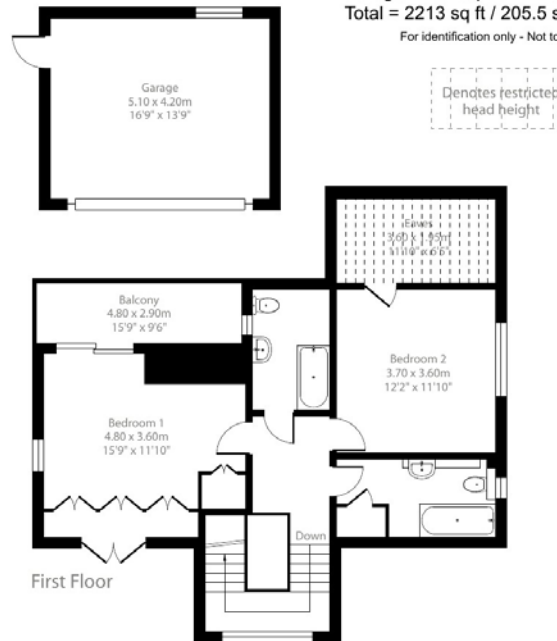
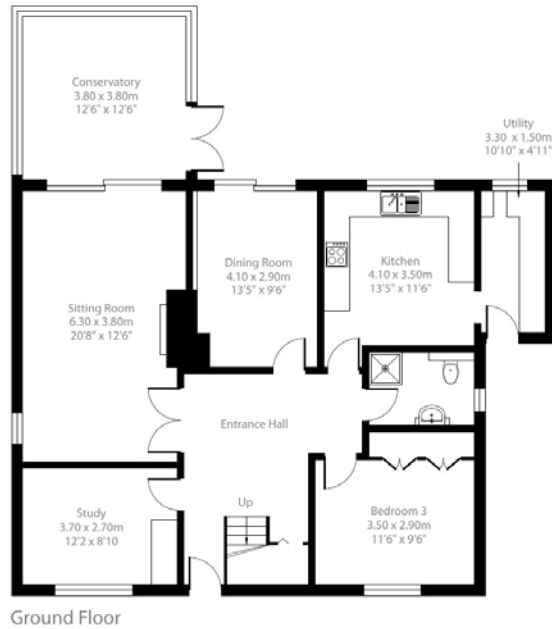
Approximate Area = 1899 sq ft / 176.4 sq m

Limited Use Area(s) = 83 sq ft / 7.7 sq m

Garage = 231 sq ft / 21.4 sq m

Total = 2213 sq ft / 205.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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