

Connells

Little Dean House Winton Hill
Stockbridge

Little Dean House Winton Hill
Stockbridge SO20 6HL

for sale offers in excess of
£286,000







Property Description

Set within the landscaped grounds of Little Dean House, this purpose-built flat offers a balcony overlooking the communal gardens and easy access to Stockbridge High Street. A secure intercom serves the communal entrance. The carpeted entrance hall has a built-in cupboard and space for a home office area. In the lounge, there is room for dining, a rear-facing garden window and double-glazed patio doors to the balcony. The kitchen has granite worktops and splashback, ceramic hob, integrated electric oven, dishwasher and a washing machine. The carpeted principal bedroom has a double-glazed side-facing window. Bedroom two has a front-facing triple bay window, carpeted floor and built-in double wardrobe. The fully tiled shower room includes a walk-in shower with waterfall showerhead, a vanity unit with hand basin, WC and heated towel rail. Electric central heating serves the flat. The lease is 999 years from 2004, with zero ground rent and an annual service charge of £3,728.

Communal Entrance

A communal entrance hall provides access to the flat, with a secure intercom link for visitors. Little Dean House sits within landscaped communal grounds near Stockbridge High Street.

Entrance Hall

Carpeted and fitted with a built-in cupboard, the hallway also has room for a home office area and includes a radiator.

Lounge And Dining Space

The carpeted lounge provides space for dining. A rear-facing window looks towards the garden, while double-glazed patio doors open onto the west facing balcony, which gets glorious afternoon sun.

Balcony

An outdoor space overlooking the landscaped communal garden.

Kitchen

Wall, base and drawer units provide storage beneath granite worktops, with a matching splashback. Features include a two-bowl sink with mixer tap, four-ring ceramic hob, integrated electric oven, dishwasher, washing machine, tiled floor and spotlights. Plus a double-glazed front-facing window.

Bedroom One

Bedroom one has a front-facing triple bay window, carpeted floor and built-in double wardrobe.

Bedroom Two

The carpeted bedroom has a double-glazed window to the side aspect and a radiator.

Shower Room

Fully tiled, with a walk-in shower and waterfall showerhead, a hand basin set in a vanity unit, WC and heated towel rail.

Location

Stockbridge High Street offers independent shops, cafés, restaurants and pubs, with everyday amenities including a post office and GP surgery. The River Test and surrounding countryside offer opportunities for walking and time outdoors. Road links connect Stockbridge with Winchester and Andover; check current bus services when planning journeys. The setting may particularly appeal to buyers seeking a village-centre lifestyle with garden surroundings and space to work from home.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



















Total floor area 84.1 m² (906 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
ROMSEY SO51 8GD

EPC Rating: D

Council Tax Band: E

Service Charge: 3728.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/ROM307190

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.