



Old Palace Farmhouse, Kings Somborne

Myddelton & Major





A spacious semi-detached character property with carport, garden and lovely countryside views in the sought after village of Kings Somborne

Tenure: Freehold

Size: 3,785 ft<sup>2</sup>

EPC Rating: Exempt (Grade II Listed)

Council Tax Band: G



5



3



2



4+

**Services** - Mains water, Septic tank. Oil central heating. Ofcom suggests broadband download speeds of up to 80 Mbps and that most major mobile networks will likely have connectivity in the area.

Stockbridge 3 Miles

- Andover 11 Miles
- Grateley 10 Miles
- Romsey 8 Miles
- Winchester 10 Miles
- Salisbury 18 Miles

## Old Palace Farmhouse, Kings Somborne, Stockbridge, Hampshire, SO20 6NJ

- Popular Village
- Wrap-Around Garden
- Five Bedrooms
- Triple Carport
- Three Reception Rooms
- Stunning Countryside Views
- Kitchen/ Breakfast Room
- Driveway Parking

### The Property

The origins of Old Palace Farmhouse date back to the 16th century, where it was built on the site of a medieval palace belonging to John of Gaunt. Grade II Listed, the construction is of brick and flint, with a tiled roof and impressive, largely exposed timber beams. A particular feature is the back-to-back inglenook fireplaces in the dining hall and the drawing room (the latter of which houses a functional wood burner).

The Front door leads you into the dining hall, a large welcoming space with generous ceiling height for a period property. From this central reception area, the other rooms lead off; Kitchen/breakfast room, with wide wooden floor boards, a good range of floor and wall units, granite worktops and integrated fridge freezer and oven/hob. Doors lead to a rear patio. A particular feature is the exposed flint wall. The Drawing room is a wonderfully formal yet cosy space to entertain or to relax. In contrast to the Drawing room, the Sitting Room is in the modern addition with triple aspect, but facing south, with doors to the garden. The cellar is accessed from within the house and has some natural light and good head height. To complete the ground floor, there is a WC, utility and useful workshop room.

The grand wooden staircase takes you to a wide landing, with the five bedrooms beyond (one of which, is en-suite) and the family bathroom. The principle bedroom, with its southerly views over the park and countryside beyond is spacious and light and has the en-suite. The next bedroom is double aspect and almost equal in size but has the impressive vaulted ceiling, beams and walk-in wardrobe. The other three bedrooms are a good size still and the family bathroom benefits from having both a shower cubicle and a bath.

### Outside

The garden wraps around the house creating areas to the rear of lawn, raised vegetable beds and patio, surrounded by a pretty brick and flint wall. There is pedestrian access out onto Old Palace Farm, where there is plenty of additional parking. To the front, the garden is mainly lawn with driveway parking and triple oak frame carport. It is a mature garden with some lovely specimen trees flower beds and shrubbery.

**Agents Note:** The neighbouring properties (two) have a right of access over the driveway to the front. The boundary could be enclosed to provide more privacy.



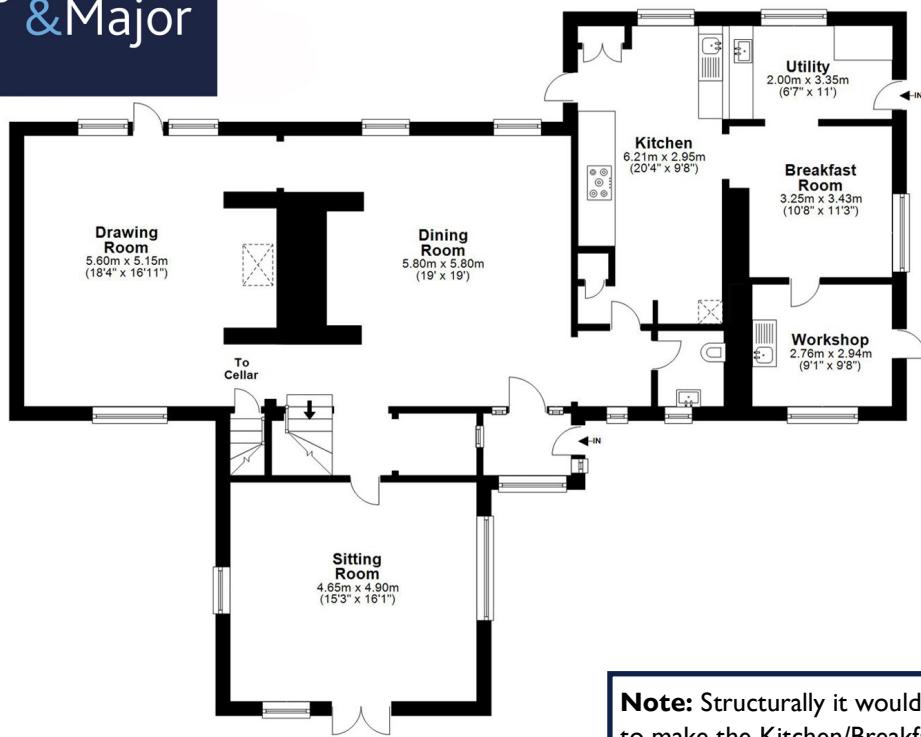


## Location

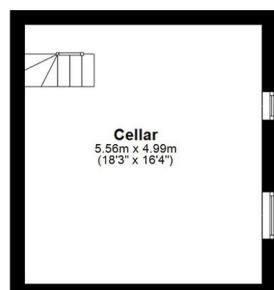
The village of King's Somborne lies on the edge of the valley of the River Test and includes a Post Office/Store, Primary School, Church and Public House. There are also a network of footpaths and bridleways for walking and riding in the surrounding countryside. The picturesque town of Stockbridge is just a five minute drive away and has a selection of independent shops and cafes. The abbey town of Romsey is approximately seven miles to the south. The cathedral cities of Winchester and Salisbury are only 10 miles and 18 miles away respectively both offering extensive shopping, leisure and schooling options. There are also excellent road links to London and the West Country via the M3 and A303 and also to the South Coast and train links to Waterloo within approximately 70 minutes from Andover or Winchester.



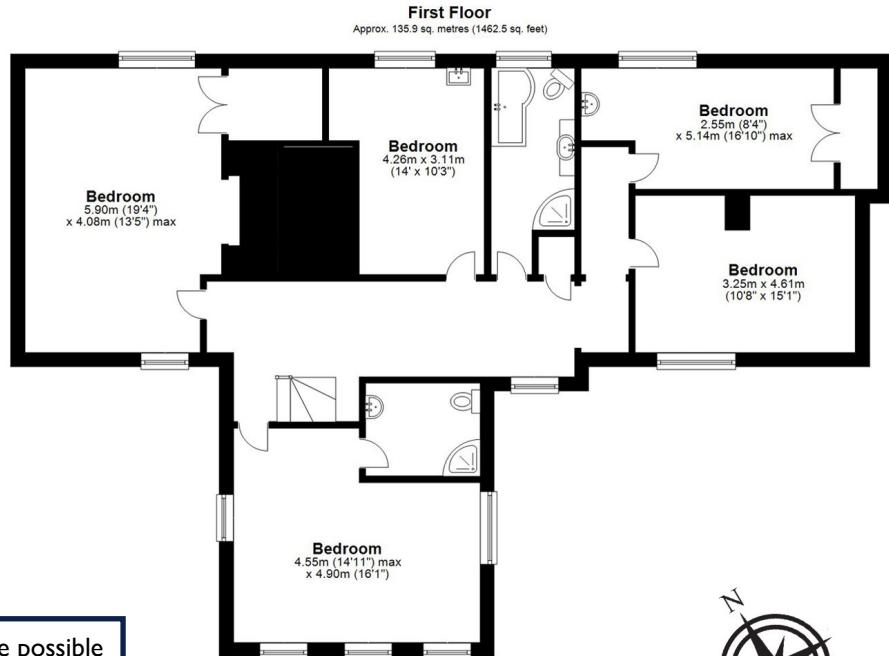
**Ground Floor**  
Approx. 150.8 sq. metres (1622.8 sq. feet)



**Cellar**  
Approx. 27.7 sq. metres (298.6 sq. feet)



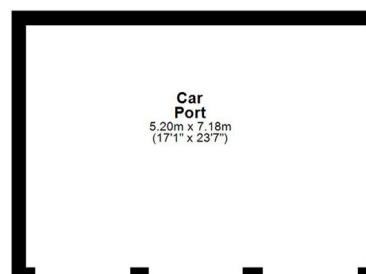
**First Floor**  
Approx. 135.9 sq. metres (1462.5 sq. feet)



**Note:** Structurally it would be possible to make the Kitchen/Breakfast Room semi open plan. Please see potential plan over leaf.

Contact Agent for more details.

**Outbuilding**  
Approx. 37.3 sq. metres (401.4 sq. feet)



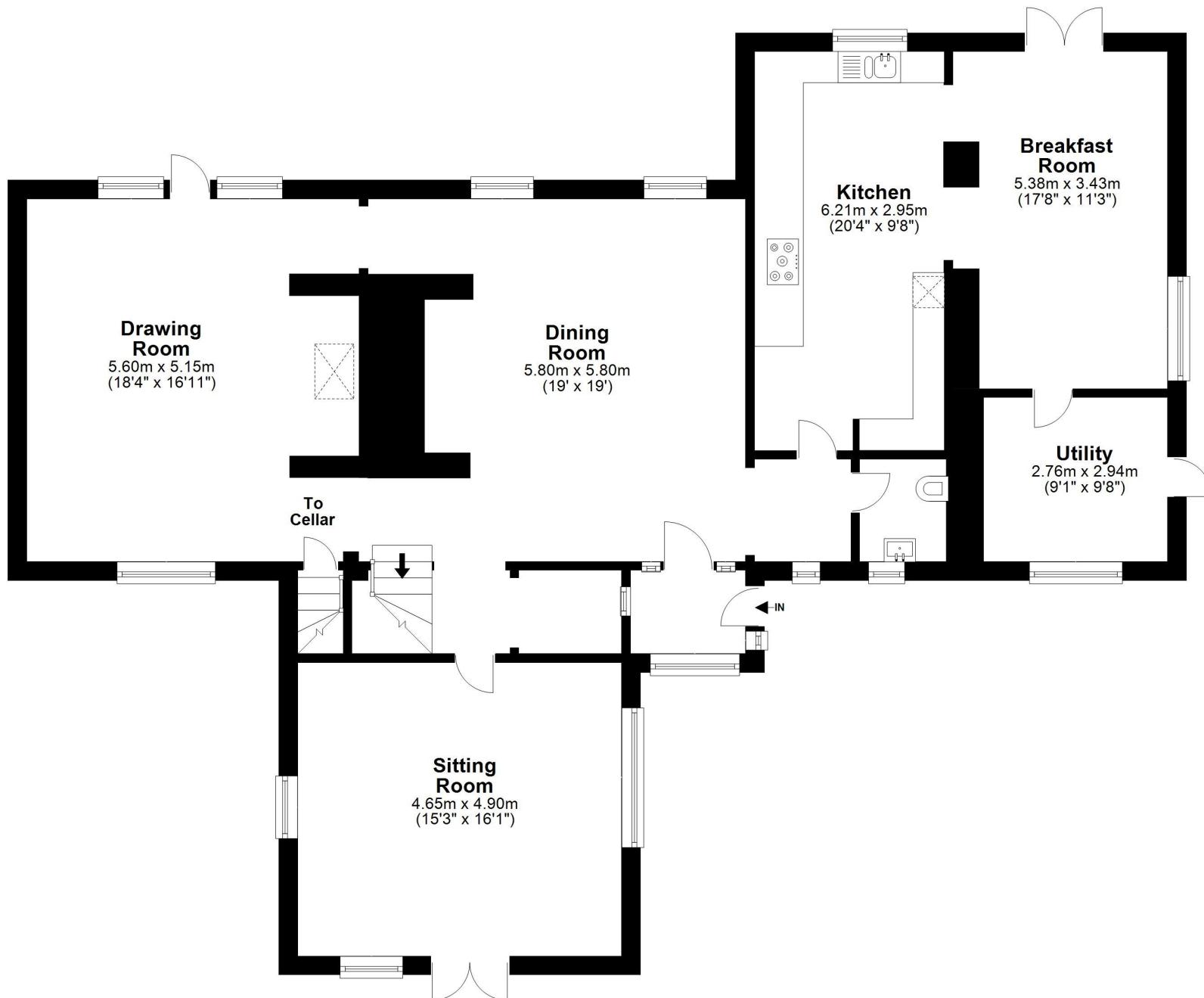
Total area: approx. 351.7 sq. metres (3785.4 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines  
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Potential floor-plan (subject to the necessary planning consent).

### Ground Floor

Approx. 150.9 sq. metres (1624.5 sq. feet)





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