







A pretty period cottage nestled just off Stockbridge High Street with an enviable range of excellent amenities.

Tenure: Freehold Size: 1,143.1 ft² EPC Rating: D (60) Council Tax Band: B



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Services - Mains Water, Electricity & Drainage. LPG Gas.

Andover 8 Miles • Winchester 9 Miles • Romsey 11 Miles • Salisbury 16 Miles

Viva Cottage, High Street Stockbridge, SO20 6HF

- Kitchen with Aga
- Bright Sitting Room
- Dining Room with Beams
- Sun Room/ Office
- Close to Amenities
- Two Double Bedrooms
- Family Bathroom
- Walk-in Wardrobe
- Private Courtyard Garden
- Gated Entrance

The Property

Viva Cottage is a delightful Semi-detached period cottage with cream rendered elevations beneath a slate roof. The kitchen benefits from natural light with ample storage, Aga and new separate oven & hob. The Kitchen leads into a Sun Room or alternatively an office, and a stable door provides direct access to the courtyard.

The tastefully decorated sitting room has a wonderful outlook over the private courtyard. The adjoining dining room with low ceiling heights boasts exposed beams and provides a delightful cosy space for entertaining.

On the first floor are two spacious double bedrooms. The main bedroom has the added benefit of a walk-in wardrobe. The family bathroom has a neutral palette with bath and over-head shower.

In the Agent's opinion Viva Cottage is a most characterful cottage, in a quiet position very close to Stockbridge High Street.

Outside

The property is approached just off Stockbridge High Street, tucked away along a shared private road. There is an arched gated entrance, beautifully draped in Wisteria. The property has the added benefit of step free access to the charming private courtyard. There is a terracotta patio area surrounded by an abundance of potted plants, offering a fantastic space for entertaining. There is also a garden shed and potting shed. Free parking is available on Stockbridge High Street.

The Test Way and Water Meadows are close by.

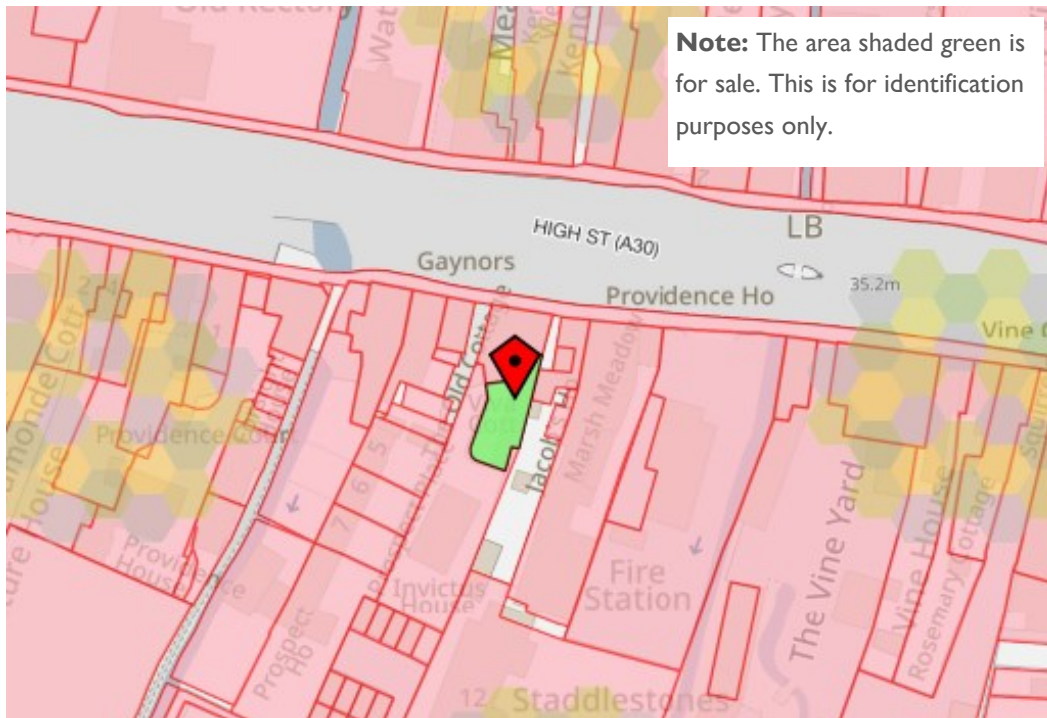






Location

Viva Cottage is nestled just off Stockbridge High Street, with its independent shops, restaurants and a Co-op with a post office. There is an opticians, dental practice and doctors surgery. The Test Way is within a five minute walk from the property, providing access to the Water Meadows and The River Test. The Cathedral Cities of Winchester and Salisbury are within a 30 minute drive from the property offering extensive amenities, leisure activities and restaurants. Andover train station is 8 miles distance with services to London Waterloo in 1 hour 10 minutes. Stockbridge has a Primary School and Secondary school and the area is renowned for a number of highly regarded Independent schools such as Farleigh Preparatory school , Pilgrims, St Swithun's and Winchester College, all of which are commutable and some of which can be reached by bus service from Stockbridge.



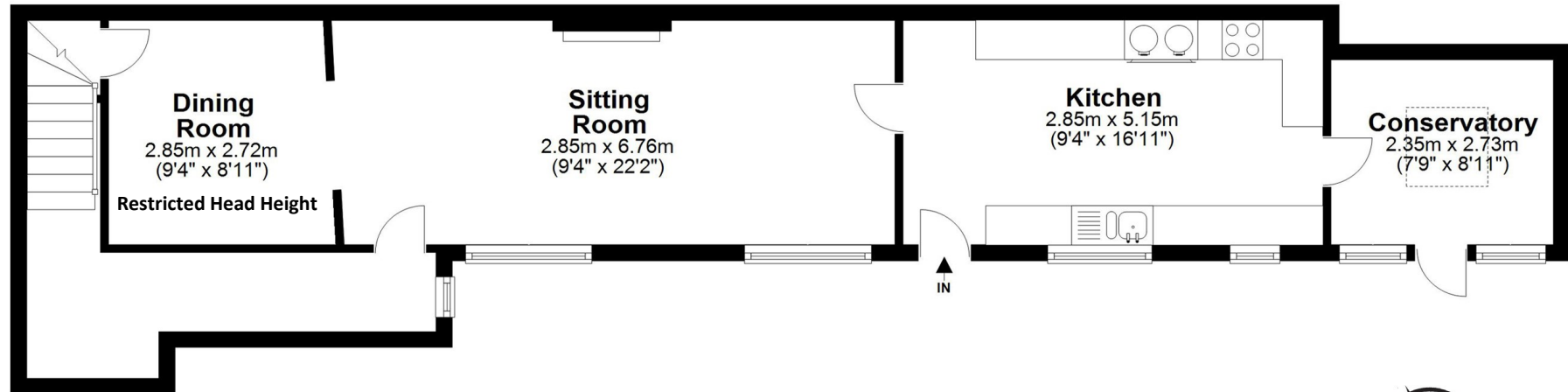
Note: The area shaded green is for sale. This is for identification purposes only.



Viva Cottage - Floorplan

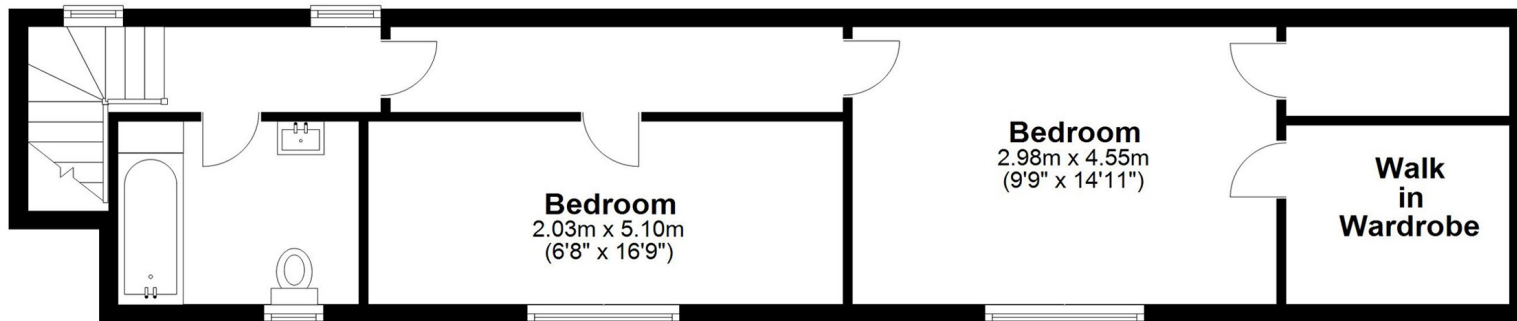
Ground Floor

Approx. 58.4 sq. metres (629.0 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.1 sq. feet)



Total area: approx. 106.2 sq. metres (1143.1 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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Viva
Cottage

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