



19 Little Dean Court, **Stockbridge**

Myddelton & Major





A delightful two bedroom first floor apartment with balcony overlooking stunning countryside views and only a short walk to the desirable Stockbridge High Street.

Tenure: Share of Freehold      Size: 573 sq ft      EPC Rating: E (53)      Council Tax Band: C

999 Year Lease (988 remaining)



**Services** - Mains water, drainage and electric, Ofcom suggests broadband speeds of up to 72 Mbps and that most major mobile networks will likely have connectivity in the area.

Winchester 9.6 Miles      • Andover 8.1 Miles      • Salisbury 15.7 Miles      • Romsey 10.4 Miles

## 19 Little Dean Court, Winton Hill, Stockbridge, Hampshire, SO20 6HL

- No Onward Chain
- First Floor Apartment
- Open-plan Kitchen/Living Area
- Allocated Parking
- Idyllic and peaceful Setting
- Short Walk to Stockbridge High Street
- Ideal Buy-to-let / Pied-A-Terre
- Stunning Countryside Views

### The Property

19 Little Dean Court is a delightful first floor two bedroom apartment enjoying an idyllic setting within the grounds of a converted country manor house. The manor house was divided into apartments and a modern addition added to the property of which number 19 is one. There is an entrance to the communal hallway and stairs to the first floor. The apartment is light and bright throughout with full height glazing in most rooms. The entrance hall benefits from a useful full height storage cupboard and access through to the good sized sitting room which has full height windows and French doors to a balcony and views of the surrounding countryside. Through the archway is the kitchen which has a range of wall and base units, halogen hob and double oven. The main bedroom also has the benefit of full height glazing and French doors to the balcony again enjoying fantastic views. The second bedroom has floor to ceiling windows and a built-in wardrobe. The bathroom is a white suite with shower over bath and a heated towel rail. Additionally there is access to the loft.

Note: Share of Freehold and Lease of 999 years was granted in July 2014. There is an annual service charge of £1450.00

### Outside

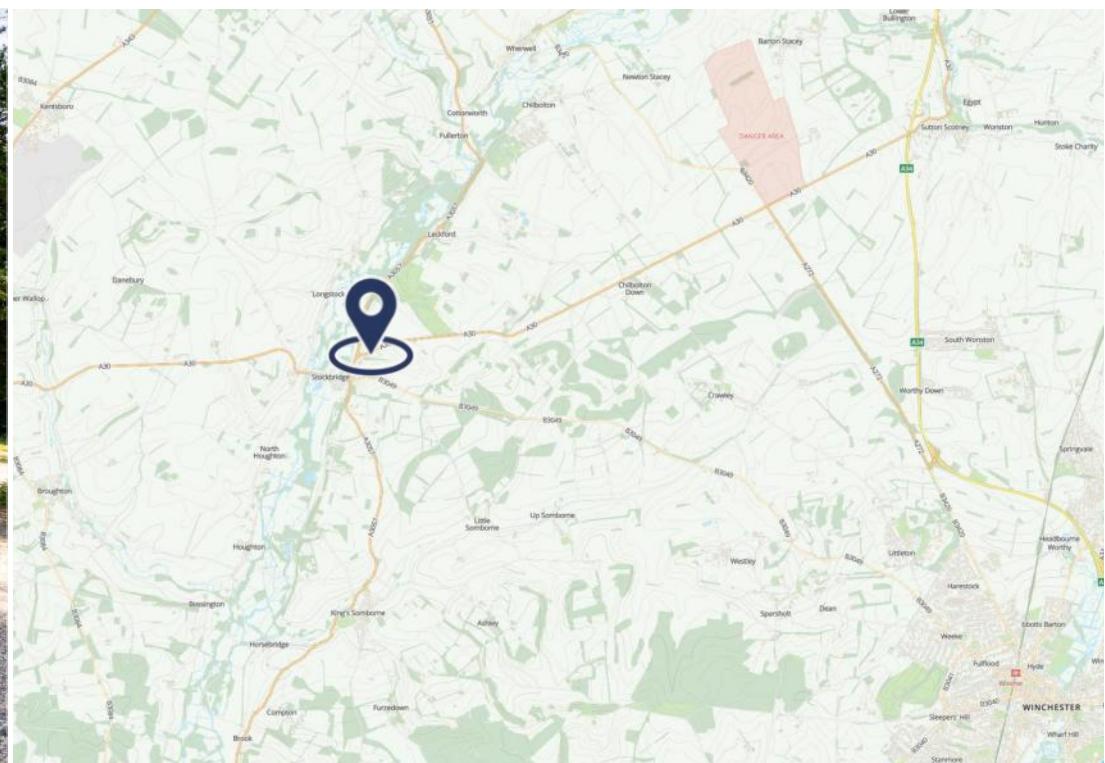
Only a short walk from Stockbridge High Street is the entrance to Little Dean House, a magnificent period manor house converted into apartments with stunning gardens. This apartment forms part of a newer block of apartments known as Little Dean Court, which has been built in the grounds of the manor house. There is allocated parking for one car and a separate car park for visitors. There are extensive communal mature gardens to enjoy.





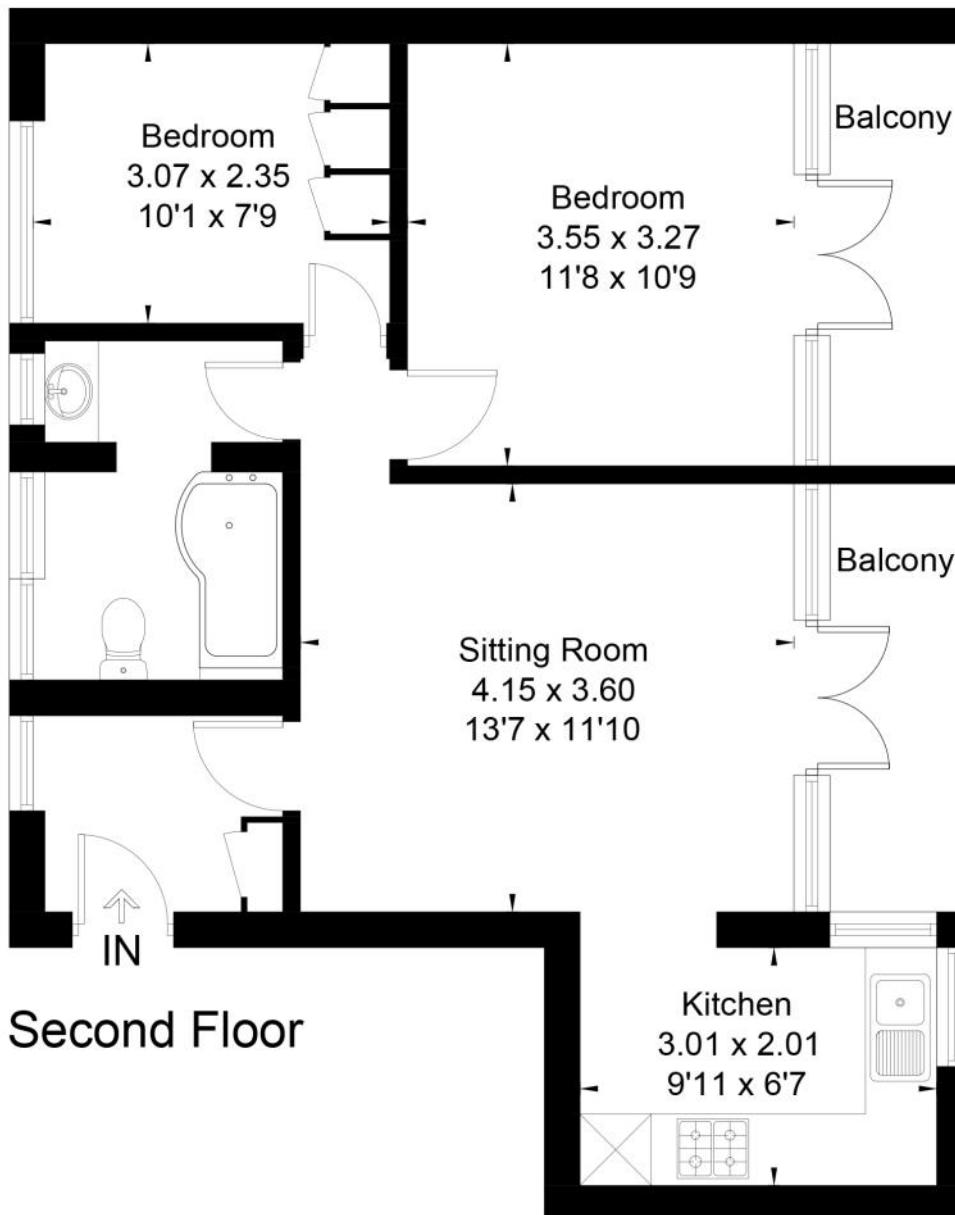
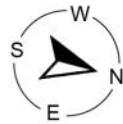
## Location

19 Little Dean Court is situated in a prime position to enjoy all the benefits of historic Stockbridge with its independent shops, bars and restaurants. Wonderful countryside walks are within minutes from the property including Stockbridge Common and the Test Way. The Cathedral City of Winchester is a 20 minute drive from the property and Salisbury is within a 30 minute drive, both offering extensive amenities, leisure activities and restaurants. Winchester train station is 8.5 miles distance providing a fast train service to London Waterloo in 45 minutes. Stockbridge Primary School and Test Valley Secondary School are located in the village. Peter Symonds Sixth Form College, Sparsholt and Andover College are within commuting distance. Local Independent preparatory schools include Farleigh, Pilgrim's and Princes Mead with Winchester College and St Swithun's in Winchester and Godolphin in Salisbury. Many of these can be reached by buses from Stockbridge town.



Approximate Floor Area = 53.2 sq m / 573 sq ft

## 19 Little Dean Court—Floorplan



 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95037



#### Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties relating to the property. ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. iv) text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services connected with the property have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



The Old Police House, High Street, Stockbridge, Hampshire, SO20 6HE  
**01264 810 400** [stockbridgeresidential@myddeltonmajor.co.uk](mailto:stockbridgeresidential@myddeltonmajor.co.uk)  
[www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)

**Myddelton & Major**