



Flint Cottage

*Romsey Road, King's Somborne, Stockbridge, SO20 6PP*

SPENCERS  
ROMSEY







# ROMSEY ROAD KING'S SOMBORNE • STOCKBRIDGE

*A beautifully presented four-bedroom home offering stunning views over open playing grounds, within walking distance of village amenities.*

## Ground Floor

Entrance Hall, Study, Cloakroom, Sitting Room, Open-plan Kitchen/Dining/Family Room

## First Floor

Principal Bedroom with En-suite Shower Room, Three Double Bedrooms, Family Bathroom

## Outside

Driveway Parking for Four/Five Vehicles, 1.5x Single Garage, Patio Seating Area & Landscaped Garden,  
Direct Rear Access to Playing Grounds

**Guide Price £750,000**



3



4



2







## The Property

Built in 2011 and extensively enhanced during the current tenure, this superbly proportioned brick & flint home offers an exceptional blend of traditional charm and contemporary style. Perfectly positioned within a flat walk of village amenities, the property enjoys open views over the playing grounds and benefits from direct gated access to them.

### Ground Floor

The spacious entrance hall immediately sets the tone, leading into the beautifully presented sitting room, complete with an electric feature fireplace and mantel, an ideal snug to retreat into. The impressive open-plan kitchen/dining room/family room has been newly fitted with quartz work surfaces, high-quality fittings, and generous storage, creating a bright and social room, convenient for both everyday living and entertaining. A versatile study provides an ideal space for home working or quiet pursuits, while a conveniently positioned cloakroom completes the ground floor accommodation.



### First Floor

The principal bedroom includes a brand-new en-suite shower room, while three further double bedrooms are served by a stylish family bathroom. The landing provides a sense of light and space throughout the first floor. The principal bedroom and bedroom four overlook the playing views, providing a fantastic viewpoint for the Summer Cricket season.









# Romsey Road, Kings Somborne, Stockbridge, SO20

Approximate Area = 1784 sq ft / 165.7 sq m

Garage = 209 sq ft / 19.4 sq m

Total = 1993 sq ft / 185.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR







## Outside

Located to the fore, the driveway provides ample parking for four to five vehicles and leads to a 20' x 10'5" single garage. The rear garden has been landscaped and features a patio terrace for outdoor seating. A gate at the end of the garden opens directly onto the playing grounds, offering a rare and enviable connection to further open space.

## The Situation

The charming village of King's Somborne is set on the edge of the River Test valley and offers a welcoming community with everyday amenities, including a Post Office and store, primary school, church, and public house. A network of scenic footpaths and bridleways weaves through the surrounding countryside, providing excellent opportunities for walking and riding. Just five minutes away by car, the picturesque town of Stockbridge boasts an array of independent shops, cafes, and restaurants.



The historic market town of Romsey lies around seven miles to the south, while the cathedral cities of Winchester and Salisbury are approximately 10 and 18 miles away respectively, each offering extensive shopping, dining, and educational facilities. Excellent road connections via the M3 and A303 give easy access to London, the West Country, and the South Coast, while nearby rail services provide direct links to London Waterloo.









## Additional Information

Energy Performance Rating: C Current: 76 Potential: 85

Council Tax Band: E

Local Authority: Test Valley

Tenure: Freehold

Heating: Oil

Services: Mains Water and Electric

Drainage: Public

Broadband: Ultrafast Broadband speeds available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider

## Property Video

Point your camera at the QR code below to view our professionally produced video.



## Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





For more information or to arrange a viewing please contact us:

7 Market Place, Romsey, Hampshire, SO51 8NB  
T: 01794 331 433 E: [romsey@spencersproperty.co.uk](mailto:romsey@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)