



Hawthorn Hedges

Horsebridge Road, Kings Somborne, Stockbridge, SO20 6PT

SPENCERS
ROMSEY





A rare opportunity to acquire a four bedroom detached property in one of King's Somborne's most sought-after locations, offering convenient access to the village's well-regarded amenities alongside far-reaching, uninterrupted countryside views set within approximately one acre of grounds.

Ground Floor

Entrance Hallway, Sitting Room, Dining Room, Family Room, Study/Bedroom 4, Kitchen, Garden Room, Shower Room

Second Floor

Landing Area, Principal Bedroom with En-Suite Shower Room, Two Additional Bedrooms, Family Bathroom

Outside

Detached Double Garage, Off Road Parking, Outbuildings, Gardens and Grounds Amounting to Approximately 1 Acre

Guide Price £800,000



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Approximate Area = 1899 sq ft / 176.4 sq m

Limited Use Area(s) = 93 sq ft / 8.6 sq m

Garage = 411 sq ft / 38.1 sq m

Outbuilding = 607 sq ft / 56.3 sq m

Total = 3010 sq ft / 279.4 sq m

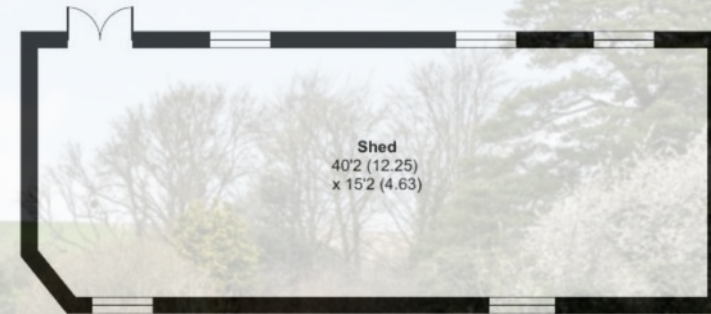
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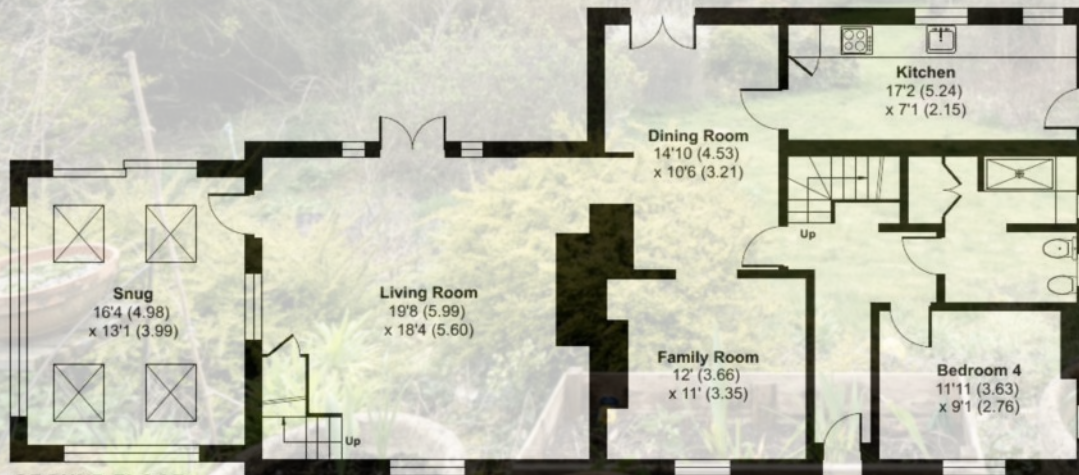
Denotes restricted head height



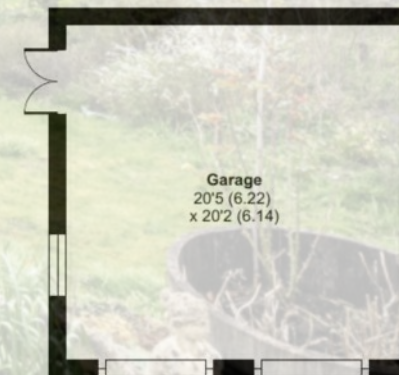
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



GARAGE





The Property

Offered to the market for the first time in approximately 43 years, this exceptional and highly individual family residence enjoys a privileged position in the sought-after village of Kings Somborne. Set within beautiful grounds extending to approximately one acre, the property commands far-reaching views across the surrounding countryside, creating a truly idyllic rural setting.

The property has been thoughtfully extended over the years to accommodate the evolving needs of a growing family. While the existing accommodation is perfectly comfortable as it stands, it presents a rare and exciting opportunity for incoming purchasers to reconfigure or further extend the footprint, subject to the necessary consents, to create a bespoke home tailored to their individual vision.

Upon entering the property, one is welcomed by a central reception hall. To one side lies a particularly useful study, ideally suited to home working, with flexibility to serve as a playroom or potential fourth bedroom. This space is complemented by a conveniently positioned ground floor shower room, while a compact storage area is neatly arranged beneath the staircase.



Continuing through the hallway, the accommodation flows into a formal dining room, featuring double doors that open directly onto the rear terrace, creating an ideal setting for indoor-outdoor entertaining. The dining room leads seamlessly into a comfortable family room, centred around an attractive wood-burning stove, and further connects to the kitchen. A rear door provides direct access to the garden, enhancing everyday practicality. Subject to the necessary consents, there is excellent potential to extend the kitchen and dining areas, creating a substantial open-plan living space.

The double-aspect sitting room represents a particularly impressive principal reception area, offering generous proportions and serving as the main hub of the home. This room benefits from double doors opening onto the rear terrace, as well as access to a triple-aspect garden room, which enjoys delightful views over the garden and an abundance of natural light throughout the day.

The first floor offers three bedrooms, including a principal suite with private stairwell and en-suite. Two further bedrooms, accessed via a central staircase, share a family bathroom. All rooms are double aspect with elevated countryside views.



Outside

Occupying a prominent position to the far corner of the front aspect, a detached double garage is complemented by a generous driveway, providing ample off-road parking for multiple vehicles.

The property is set behind a mature hedgerow which affords a high degree of privacy and screening, creating an attractive sense of seclusion from the approach.

The gardens extend gracefully around both sides of the house and into the rear, forming a substantial and well-established plot. Predominantly laid to lawn, the grounds are interspersed with specimen trees and herbaceous borders, offering both visual interest and practical appeal.

Positioned towards the rear of the plot is a sizeable, albeit dilapidated, outbuilding which presents clear potential for conversion into a home office, studio or ancillary accommodation, subject to the necessary consents. Adjoining the rear elevation and spanning the width of the property is a substantial terrace, perfectly suited to outdoor dining and entertaining. This elevated vantage point enjoys far-reaching views across the gardens and into the surrounding countryside, enhancing the property's sense of space and setting. Steps descend from the terrace into the gardens below.

In all, the gardens and grounds extend to approximately one acre, providing a rare combination of space, privacy and opportunity.



The Situation

The property is located in the charming hamlet of Horsebridge, within walking distance of the River Test, the Test Way, a local pub, and Kings Somborne. Nearby villages include Houghton and Broughton, while the picturesque market town of Stockbridge is just two miles away, offering a range of shops, pubs, and galleries.

The area has excellent transport links via the A303 and M3, with easy access to Salisbury, Romsey, and Winchester. Mainline rail services to London Waterloo are available from Winchester and Salisbury, and Southampton and Bournemouth airports are within reach.

There is also a strong selection of well-regarded schools in both the state and independent sectors.



Additional Information

Energy Performance Rating: E Current: 42 Potential: 68

Council Tax Band: F

Local Authority: Test Valley

Tenure: Freehold

Heating: Electric

Services: Mains water and electric

Drainage: Public

Broadband: Broadband with ultra fast speeds available at the property (Ofcom)

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



Important Information

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 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:

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