



EXCEPTIONAL NEW HOUSE DESIGNED WITH CONTEMPORARY FLAIR AND IMAGINATION

HAMILTON HOUSE, TRAFALGAR WAY, STOCKBRIDGE, HAMPSHIRE, SO20 6ET



AN EXCEPTIONAL NEW FAMILY HOUSE DESIGNED WITH CONTEMPORARY FLAIR AND IMAGINATION

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STOCKBRIDGE, HAMPSHIRE, SO20 6ET

Reception hall • Kitchen/breakfast room • Utility room
• Cloakroom • First floor drawing room with vaulted ceiling and views across the river • Master bedroom with adjoining bathroom with separate shower • Galleried study • 2 further bedrooms, each with adjoining shower room • west facing garden • off-road parking • Garaging

Situation

Stockbridge is a picturesque and popular village with a variety of local shops, galleries and interesting boutiques. In addition, it has an excellent range of restaurants and public houses and also first class local amenities including a church, doctor's surgery and both primary and secondary schools. Located within the beautiful Test Valley, Stockbridge has good access to both cathedral cities of Winchester and Salisbury and within easy access to Andover, Southampton and Romsey. Communications are excellent with the M3 (junction 9) being approximately 12 miles away, connecting with the A34 northbound to the Midlands and the M27 southbound some further 20 miles distant.

Description

Hamilton House is an exceptional new house designed with contemporary flair and imagination together with highly efficient insulation and eco friendly credentials. Nestling in a quiet location on the fringe of Stockbridge, Hamilton House is well placed for those who enjoy a peaceful environment yet want to be just within steps of the delightful range of local amenities in this traditional small market town. Hamilton House offers excellent accommodation and has been finished to an exacting specification by house builders Acorn Design and Project Management Ltd on behalf of its development company, Premier Homes (Southern) Ltd. Hamilton House offers well proportioned and flexible accommodation with three bedrooms, each with shower or bathroom facilities, a superbly fitted kitchen/breakfast room with contemporary units and first class fittings including Miele and Bosch appliances, induction hob and breakfast bar, yet retaining traditional elements including a large brick fireplace and chimney breast with fitted woodburner. The kitchen opens out into a superb breakfast area with an aspect to the front



towards the river, there is a separate utility room, cloakroom and two bedrooms also on the ground floor. On the first floor is a magnificent vaulted drawing room, which again affords superb views over the gardens to the front and the river that forms the boundary. The contemporary woodburner has been fitted providing a focal point, however the true feature of this superb room is the enormous space and light from which it benefits. The master bedroom on the first floor has a Juliet balcony facing the front of the house, adjoining bathroom with separate shower and, from the bedroom, stairs lead up to a galleried study which overlooks the drawing room.

Outside

The property is approached over a delightful bridge across the river with the driveway continuing and leading to a parking area in front of the single garage. A pathway leads from the driveway to the front door and there is a small but delightful garden to the front which benefits from an easterly aspect and, of course, overlooks the river itself. Directly to the rear a west facing lawned garden which on the finest days provides a sunny environment with a paved terrace perfect for entertaining.

Detached single garage with electric up and over door and personal door to the side.

Directions

Leave Winchester on the Stockbridge Road heading west towards Salisbury on the B3049. Upon reaching the outskirts of Stockbridge, proceed across the roundabout onto the High Street and then immediately left onto Trafalgar Way. The bridge and driveways to the two new properties will be found on your right-hand side.

Viewing

Strictly by appointment with Savills.

Services

Mains gas, electricity, water and drainage.

Tenure

Freehold



FLOORPLANS

Gross internal area = 194.7 sq m / 2096 sq ft

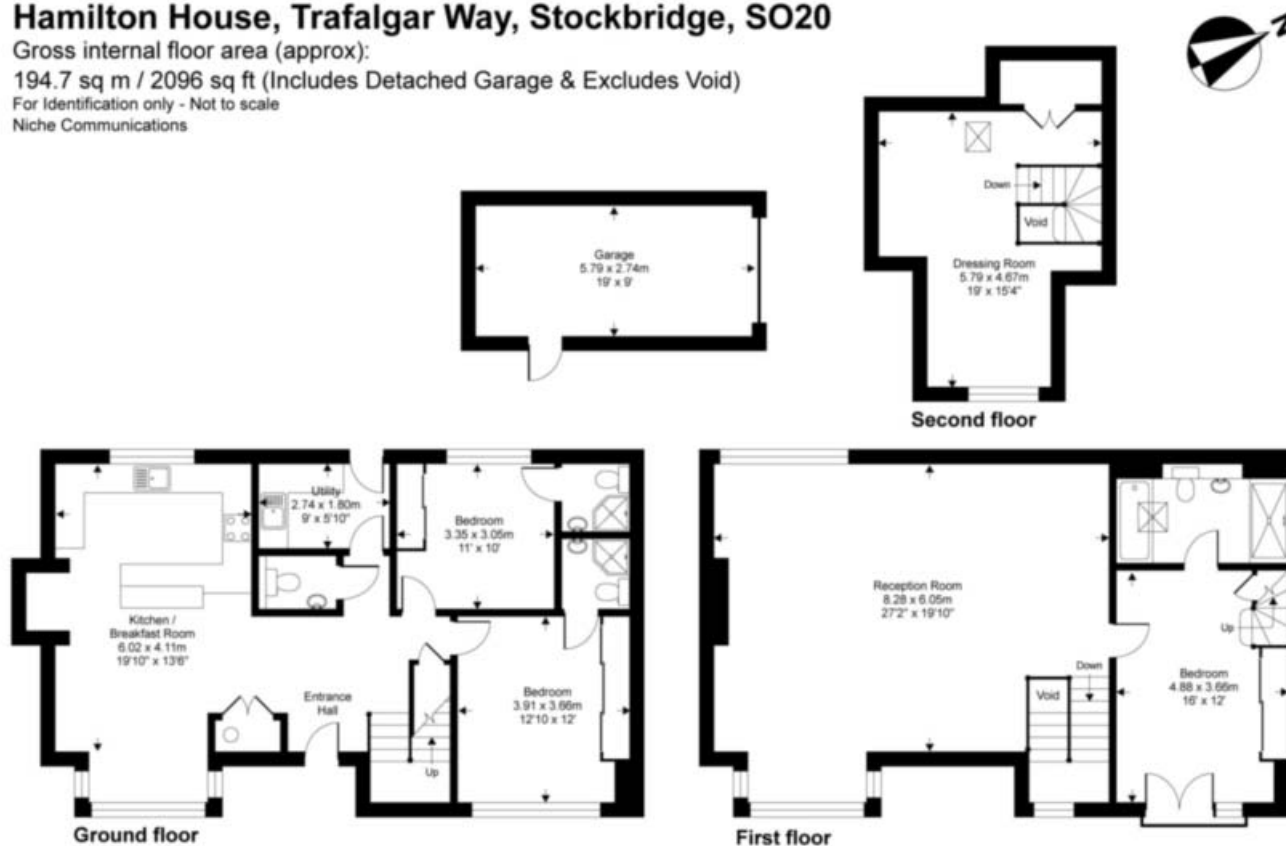
Hamilton House, Trafalgar Way, Stockbridge, SO20

Gross internal floor area (approx):

194.7 sq m / 2096 sq ft (Includes Detached Garage & Excludes Void)

For Identification only - Not to scale

Niche Communications



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