



ATNERS STABLES

Leckford, Stockbridge, Hampshire, SO20 6JF

Carter Jonas

ATNERS STABLES, LECKFORD, STOCKBRIDGE, HAMPSHIRE, SO20 6JF

- 4 bedrooms • 3 reception rooms • 4 bathrooms
- Annexe • Stunning views • Driveway with ample parking • Grounds extending to over an acre • EPC rating E

DESCRIPTION

This beautifully appointed home offers versatile accommodation, thoughtfully arranged to combine character, comfort, and flexibility. A striking library-style reception hall sets the tone, leading into a charming drawing room with exposed beams and a cosy log burner - perfect for relaxing evenings. The elegant dining room features a tiled floor and enjoys uninterrupted views across the valley towards Stockbridge, creating a picturesque setting for entertaining. The well-equipped kitchen includes a double oven, integrated dishwasher, and fridge freezer, catering to both everyday living and entertaining. Three spacious ground floor bedrooms each benefit from built-in wardrobes. Two offer en-suite bathrooms, while the third includes an en-suite shower room, providing privacy and convenience for family and guests alike. A portion of the property can be utilised as a self-contained annexe, ideal for multi-generational living or guest accommodation. This area comprises an en-suite bedroom, a study with a single sofa bed, a second kitchen, utility space, and a generous attic room - perfect for storage or hobbies. Upstairs, the principal bedroom enjoys a wall of fitted wardrobes and a luxurious en-suite bathroom with both a bath and separate shower. A magnificent additional room on this level serves as a study, reception space, or further bedroom.

OUTSIDE

The house has beautifully maintained gardens, mainly laid to lawn to the rear with a lovely woodland area. It is approached via a private road and has a gravel drive to the front of the house with plentiful parking. There are delightful views from the rear garden across surrounding farmland.

A BEAUTIFULLY CONVERTED FORMER STABLES OFFERING AN EXCEPTIONAL BLEND OF CHARACTER AND COMFORT, NESTLED IN THE SOUGHT-AFTER VILLAGE OF LECKFORD. THE PROPERTY FEATURES FOUR SPACIOUS DOUBLE BEDROOMS, EACH WITH ITS OWN EN-SUITE, ALONGSIDE A VERSATILE ANNEXE IDEAL FOR GUESTS, EXTENDED FAMILY, OR HOME WORKING.



LOCATION

The property is superbly situated in the attractive and sought after village of Leckford. The renowned Peat Spade public house is 0.7 miles away, as are some beautiful walks through the stunning Test Valley. The famous Stockbridge High Street is approximately 1 ½ miles away and provides an excellent range of amenities including primary and senior schools, shops, and a doctor's surgery. It is renowned as a food centre and has several renowned pubs, restaurants, and cafes. The Test Valley itself is famous for its world class chalk stream trout fishing.

The historic Cathedral cities of Winchester and Salisbury with their extensive recreational facilities, restaurants and cultural venues are both within easy reach, Winchester approximately 10 miles, Salisbury approximately 16 miles. Mainline railway stations are at Andover and Winchester with mainline trains into Waterloo (approximately an hour from Winchester). There is easy access to the A34, A303 and M3.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity and water. Septic tank drainage.

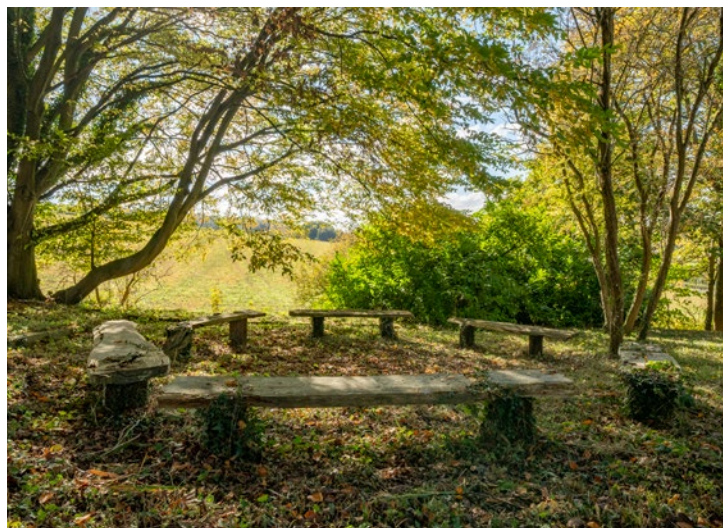
Local Authority: Winchester City Center

Council Tax: Band C

Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

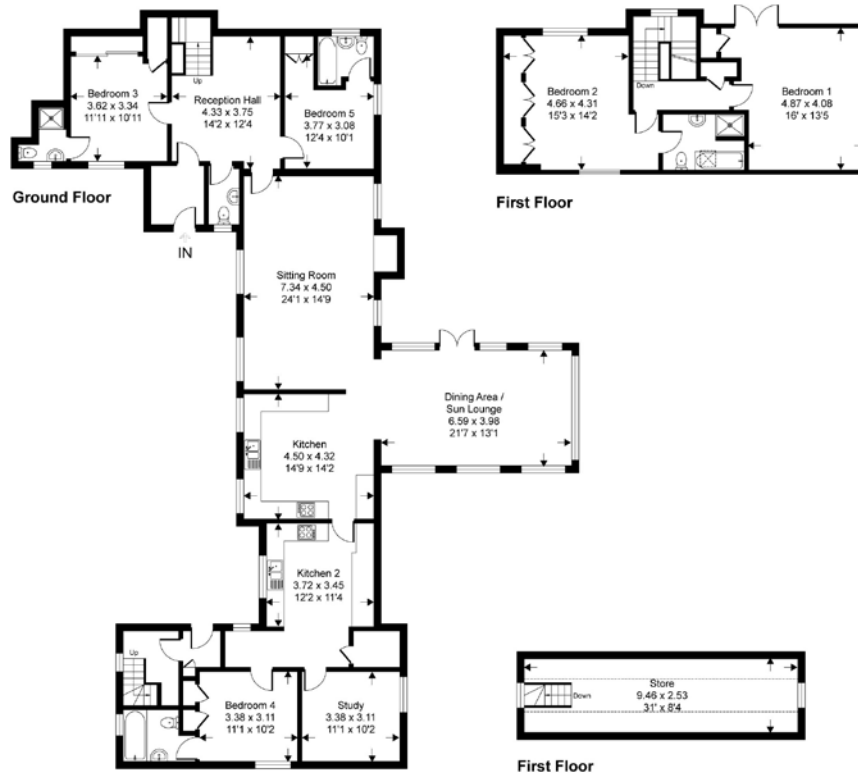
Viewings: Strictly by appointment with Carter Jonas, 01962 842742





Atners Stables, SO20

Approximate Gross Internal Area = 269 sq m / 2891 sq ft



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Produced for Carter Jonas

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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