



# OKANAGAN

Romsey Road, Kings Somborne, Hampshire SO20 6PP





# OKANAGAN

Romsey Road, King's Somborne, Hampshire

Nearest Stockbridge 3 miles | Romsey 7 miles | Winchester 10 miles  
Southampton 15 miles | Salisbury 18 miles  
London Waterloo from Winchester 1 hour 15 minutes  
(Mileages and times approximate)

Attractive village house with substantial  
outbuildings and large garden

**Price: £799,000**

## OKANAGAN

Okanagan is an attractive and spacious three bedroom detached house with a large garden in the middle of King's Somborne Village. There are a number of outbuildings including a large garage/workshop, car port, two further garages, two garden stores and a 2 storey granary. These buildings sit within the grounds of the property and offer excellent potential for further expansion, subject to planning.

The house sits on a generous plot of 0.52 acres (0.21 ha). The garden is mainly laid to lawn opening out onto a third of an acre which is mainly grassed and currently used as a vegetable patch and garden.

Downstairs the house has a main door from the drive and a second door from the garden into the utility room. This leads into the kitchen, through to the dining area which offers access to the two main reception rooms which have an inter-connecting door.

Upstairs there is a large landing/study area offering access to three good sized double bedrooms, airing cupboard and bathroom with separate walk in shower.

## SITUATION

Okanagan sits on the main street in King's Somborne, close to the town of Stockbridge in the beautiful Test Valley.

King's Somborne sits on the road that links Stockbridge to Romsey and therefore offers excellent access to some superb pubs and restaurants including; The Crown Inn, The Greyhound on the Test, Clos du Marquis and The Fox at Crawley to name but a few.

The River Test is world renowned for its trout fishing, the village has a cricket team and the local countryside is perfect for all outdoor pursuits including walking, cycling etc.

King's Somborne Church of England Primary School is located in the village itself and Winchester offers excellent state and private schools including King's School Winchester, Winchester College and Peter Symonds Sixth Form Collage.



## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are no public rights of way crossing the Property.

### Services

Mains water, electricity and drainage. Oil fired heating.

### Tenure

Freehold with vacant possession.

### Local Authority

Test Valley Borough Council

### Postcode

SO20 6PP



///enable.partly.calm

### Directions

From Winchester take the Stockbridge Road until you reach the left turn towards the Somborne's (right turn to Crawley). Take the left turn and drive past Up Somborne, through Little Somborne and then you will arrive in King's Somborne. Okanagan will be on your left on the main street.

From Stockbridge take the A3057, Romsey

Road which will take you directly into King's Somborne.

From Salisbury take the A30 to Stockbridge and then follow the A3057 as above.

### Viewings

By appointment with BCM LLP only.

### Selling Agent

Tom Woods, BCM LLP

The Old Dairy, Sutton Scotney, Winchester SO21 3NZ

t: 01962 763905

e: twoods@bcm.co.uk

Louisa Watson Smith, BCM LLP

The Old Dairy, Sutton Scotney, Winchester SO21 3NZ

t: 01962 765075

e: lwatsonsmith@bcm.co.uk

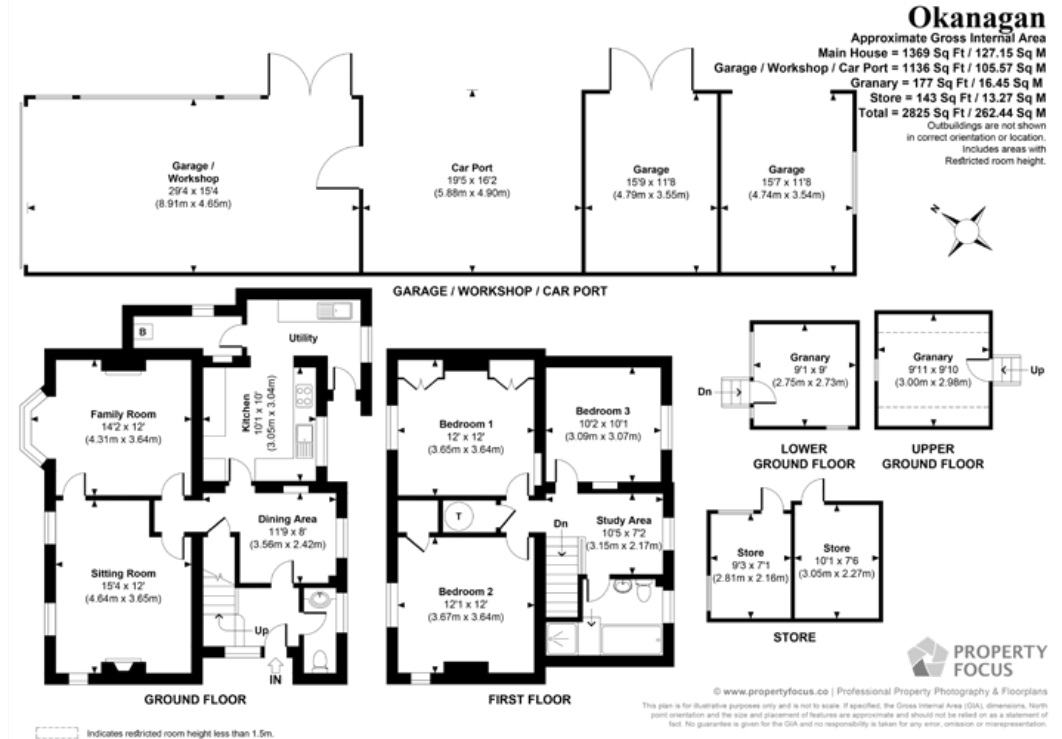
NB These particulars are as at 22 October 2021.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

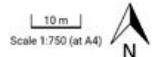
### IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.



Produced on Nov 24, 2020.  
© Crown copyright and database right 2020 (licence number 100019532)  
Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.







## WINCHESTER

BCM, The Old Dairy, Winchester Hill,  
Sutton Scotney, Winchester, Hampshire SO21 3NZ  
T 01962 763 900 E [info@bcm.co.uk](mailto:info@bcm.co.uk)

## ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm,  
Merstone Lane, Merstone, Isle of Wight PO30 3DE  
T 01983 828 805 E [iow@bcm.co.uk](mailto:iow@bcm.co.uk)

## OXFORD

BCM, Ouseley Barn Farm, Ipsden,  
Wallingford, Oxfordshire OX10 6AR  
T 01865 817 105 E [oxford@bcm.co.uk](mailto:oxford@bcm.co.uk)



rural property specialists