



Ashorne

Leckford, Stockbridge, Hampshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A quintessential thatched cottage set within the beautiful Test Valley.

Close to the popular market town of Stockbridge, the property offers versatile accommodation with a charming garden that covers just over an acre. With its pretty thatched roof and period features this is a truly unique home.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



OUTSIDE



1.1 ACRES



FREEHOLD



HAMLET



3,108 SQ FT



**GUIDE PRICE
£1,295,000**



The property

Located within the pretty hamlet of Leckford, Ashorne is a charming family home which has been tastefully restored and updated to create a versatile home of ample proportions.

The property is approached via a gated gravel driveway which leads to a useful oak-framed car barn and garage. There is a sizeable front garden with a pretty path winding through it to the front door of the home.

On entering, flagstone tiles and timber beams give the feeling of warmth and charm, good ceiling heights throughout as well as an abundance of light from the many windows are a lovely welcome. The useful breakfast room leads on to a spacious kitchen with a variety of hardwood cupboards and drawers as well as space for a large fridge / freezer, Everhot Stove, and integrated appliances.

The hallway leads in turn to the remaining ground floor accommodation including a downstairs WC, utility room, charming dining room with wooden

panelling and a feature fireplace, spacious sitting room with an inglenook fireplace and log burning stove, a further snug with doors leading onto the veranda and a useful study/home office. The sitting room has a charming bay window with French doors leading onto a secluded outdoor seating area. The snug also has pretty French doors with panelled shutters and a brick surround fireplace making this a truly charming space.

There are two staircases leading to the first floor accommodation, the main staircase leads to bedrooms two, three and four. Bedroom three has a lovely en-suite shower room and bedroom two and four benefit from a recently refurbished 'Jack-and-Jill' style family bathroom. The principal bedroom can also be accessed from this side of the house but also from the secondary staircase at the end of the home, the principal bedroom is spacious and has a pretty split level en-suite. The landing leads onto bedroom five which could be utilised as an occasional bedroom or dressing room depending on the owner's requirements.



Outside

The garden is a delightful haven and offers ample opportunity to continue to propagate a truly unique space. There is a more formal lawn and patio space to the front of the property, the rear garden has been divided into useful raised vegetable beds and shrub borders, the remaining land is elevated to the side of the property and could be landscaped or re-purposed to the new owner's needs but currently makes a fantastic wildlife haven.

There are multiple, useful outbuildings; adjoining the house is a lockable shed, log store and further store, a greenhouse and an additional brick built store which is in need of some repair.

The current owners have also commissioned a timber framed garage and carport which is an extremely useful storage space, there is also ample parking and turning space on the driveway.

Location

Ashorne is situated just north of Stockbridge, west of Winchester, in the beautiful rural Hampshire countryside. The property is surrounded by The Leckford Estate, 4000 acres bought in the 1930's by John Spedan Lewis the founder of John Lewis and now owned by Waitrose.

Stockbridge has a variety of boutique shops, renowned pubs and is the gateway to some of the best chalk stream fishing in the UK. The Stockbridge downs and Danebury Hillfort are nearby where there are multiple footpaths and country walks to be enjoyed.

Schooling can be found at Stockbridge Primary as well as Danebury School for senior education. For independent schools the choice is varied including Farleigh School, Rookwood School, Prince's Mead, St Swithun's and Winchester College.



Distances

- Stockbridge 2.4 miles
- Winchester 10.3 miles
- Romsey 13.5 miles

Nearby Stations

- Grateley Station 9.2 miles
- Andover Station 6.8 miles
- Winchester Station 9.8 miles

Key Locations

- Southampton Airport 22.3 miles
- Royal Hampshire County Hospital 9 miles

Nearby Schools

- Stockbridge Primary School
- Kings Somborne C of E Primary
- Danebury School
- Farleigh School
- St Swithun's School
- Winchester College





The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Floorplans

Main House internal area 3,108 sq ft (289 sq m)
 Garage and Carport internal area 447 sq ft (42 Sq M)
 Outbuildings Internal area 165 sq ft (15 sq m)
 Total internal area 3,720 sq ft (346 sq m)

For identification purposes only.

Directions

Post Code: SO20 6JQ

what3words: ///shot.creatures.mule

General

Local Authority: Test Valley

Services: Oil fired central heating, Shared Septic tank managed by the Leckford Estate, Drainage and water metered by the estate and billed twice annually

2025 £300 for the year.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

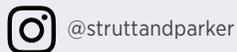
EPC Rating: D

Winchester

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