



**OLD RECTORY**

Leckford, Stockbridge, Hampshire, SO20 6JF

**Carter Jonas**

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## OLD RECTORY, LECKFORD, STOCKBRIDGE, HAMPSHIRE, SO20 6JF

## A HANDSOME GRADE II LISTED FORMER RECTORY WITH FANTASTIC PROPORTIONS, LOCATED IN THE DESIRABLE TEST VALLEY VILLAGE OF LECKFORD

- Period family home in sought after location
- 5 bedrooms and two bathrooms
- 3 reception rooms
- Kitchen / breakfast room
- Utility room and pantry
- Elevated and central position within the village
- Formal gardens, woodland and driveway

### DESCRIPTION

This fine period home offers excellent proportions, with classic Georgian style elevations and many period features, including sash windows, cornicing and traditional fireplaces. The internal ground floor accommodation comprises two excellent reception rooms to the front of the property off the main hall. An elegant dining room to the side and a kitchen / breakfast room to the rear. In addition, there are various store cupboards, a utility room, pantry and downstairs w/c. To the first floor are 5 bedrooms, all with excellent ceiling heights, and two bathrooms.

Externally, the formal gardens are mainly laid to lawn, with various shrubs, mature trees and stocked borders and beds. There is also an area of woodland to the east of the property. A driveway, accessed via a 5-bar gate, offers ample parking.



## LOCATION

Situated in the heart of the desirable village of Leckford, Old Rectory enjoys an elevated and private position. The Georgian market town of Stockbridge is less than a mile away from the house and has an excellent range of amenities including primary and secondary schools, boutiques, shops, restaurants, and a doctor's surgery. The Test Valley itself is famous for its world class chalk stream trout fishing and within a few minutes of the property are some beautiful walks through the stunning Test Valley plus the Leckford golf course. Winchester is 12 miles away with fast trains to London Waterloo, and the M3, A34 and A303 give easy access to Southampton and the South Coast, London, Oxford, the Midlands and the West Country. The local secondary school is Test Valley School and local independent schools are Farleigh, St Swithun's, Winchester College, Prince's Mead, Stroud and Embley Park School.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Oil fired central heating, Mains electricity, private drainage.

**Local Authority:** Test Valley Borough Council. Council Tax Band G.

**Viewing:** Strictly via the agent Carter Jonas 01962 842742.



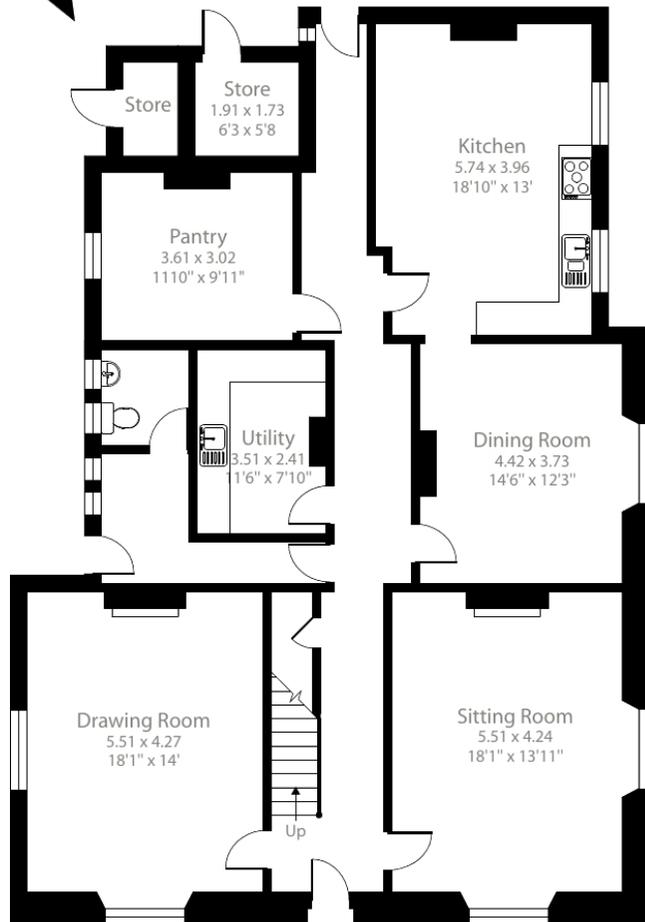
# Old Rectory, SO20

Approximate Area = 3182 sq ft / 295.6 sq m

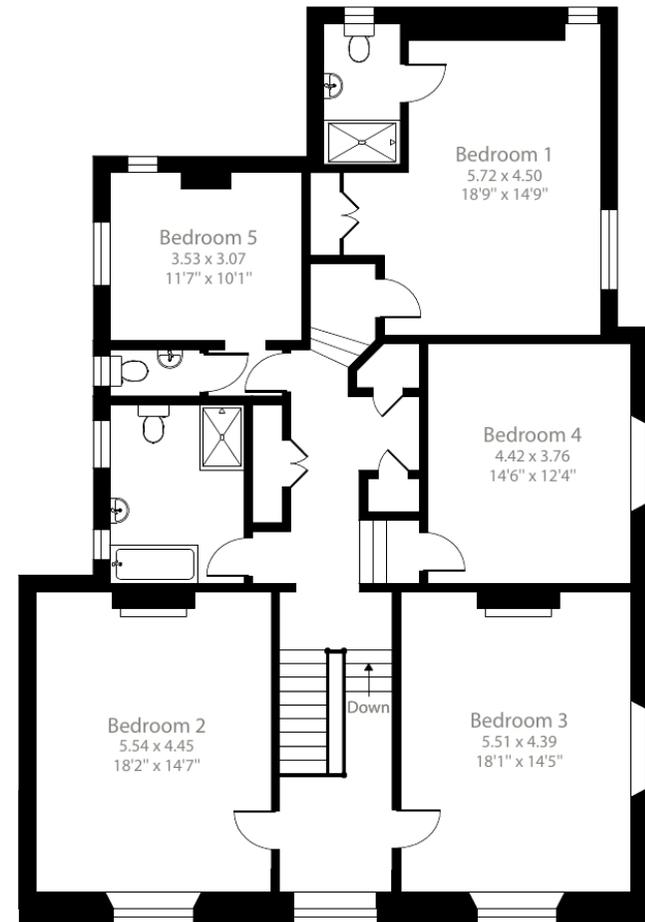
Outbuilding = 60 sq ft / 5.6 sq m

Total = 3242 sq ft / 301.2 sq m

For identification only - Not to scale



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Carter Jonas. REF: 1025812

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