



OLD PALACE FARMHOUSE

Kings Somborne, Stockbridge, Hampshire, SO20 6NJ

Carter Jonas

OLD PALACE FARMHOUSE, KINGS SOMBORNE, STOCKBRIDGE, HAMPSHIRE, SO20 6NJ

5 bedrooms • 2 bathrooms • 3 reception rooms •
Kitchen/breakfast room • Utility room • Cellar • Triple car
port • Garden

DESCRIPTION

Old Palace Farmhouse is a fine period home set in the sought after village of Kings Somborne. The house is Grade II listed. The house was built on the site of John of Gaunt's Palace and is a historical site and scheduled monument, not a palace in the traditional sense. It is a medieval manor house site, documented in 1362. Palace Farm, is a later structure, partially dating to the 16th century. Although the property has been well looked after it could now benefit from a programme of modernisation. Many original features remain, including Inglenook fireplaces and beamed ceilings contributing to the charm of the property.

The ground floor features three characterful reception areas, with the sitting room offering a front-facing view of the garden and the adjacent field. The dining room, which boasts a delightful inglenook fireplace, is conveniently located next to the kitchen, which is equipped with an array of fitted wooden cabinetry, complemented by exposed beams and floorboards that enhance the property's charm. Additionally, there is a breakfast room, a practical utility room, and a workshop, all accessible from the kitchen, as well as a cellar for extra storage. On the upper level, the residence includes five distinctive bedrooms, one of which has an ensuite, along with a family bathroom.

OUTSIDE

The gardens surrounding the property are a prominent highlight, incorporating the classic style of an English cottage garden. They boast well-maintained lawn areas, elevated flower beds, and established shrubs.

**A CHARMING CHARACTERFUL GRADE II LISTED PROPERTY TUCKED AWAY
WITH NICE VIEWS IN THE DESIRABLE VILLAGE OF KINGS SOMBORNE**



Additionally, the driveway accommodates multiple vehicles and includes a triple carport.

LOCATION

Kings Somborne is a pretty village providing a shop/post office, village hall, pub and a very well regarded primary school. It is surrounded by beautiful countryside making it an excellent base for country pursuits. Stockbridge, about 2 miles to the north, is well known for its boutique shops, restaurants and pubs, but for a full range of facilities Winchester is about 8 miles away. Trains to Waterloo from Winchester take under the hour.

The catchment 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: Mains water and electricity. Oil fired central heating. Private drainage. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Test Valley Borough Council.

Council Tax: Band G

Agent's Note: Shared pedestrian and vehicle access.

Viewings: Strictly by appointment with Carter Jonas, 01962 842742.





Old Palace Farmhouse, SO20

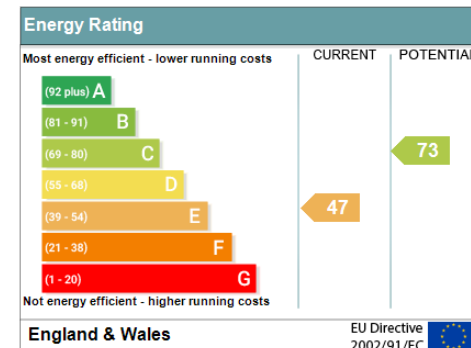
Approximate Gross Internal Area = 308.9 sq m / 3325 sq ft
(excludes restricted head height & carport)



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Produced for Carter Jonas



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