



**29 / 30 LECKFORD**

Stockbridge, Hampshire, SO20 6JG

**Carter Jonas**

## 29 / 30 LECKFORD, STOCKBRIDGE, HAMPSHIRE, SO20 6JG

- CASH BUYERS ONLY
- 3 / 4 bedrooms
- 2 reception rooms
- Kitchen
- Grade II listed
- In need of complete modernisation

### DESCRIPTION

29 / 30 Leckford presents a unique opportunity to acquire an unmodernised cottage in a generous plot. The cottage is currently in a state of disrepair and requires a complete programme of restoration and refurbishment (subject to obtaining the relevant consents). There is also potential for extension subject to planning permission. We believe that the derelict condition of the property is such that only cash buyers would be eligible to purchase. In its current layout the property offers 3 / 4 bedrooms, two reception rooms, a kitchen and a store room accessed from the rear of the building.

### OUTSIDE

The gardens and grounds are a particular feature of the property, including a small area of woodland and an expanse of lawn. Although there is currently no driveway, there is a gate to the side of the plot which would provide access for one.

### LOCATION

The property is situated in the heart of the desirable Test Valley village of Leckford. 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 area 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.

## DERELICT PERIOD COTTAGE REQUIRING TOTAL RESTORATION



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.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Private metered water supply, private drainage. Mains electricity. Broadband: Standard and Superfast. Highest available download speed: 80 Mbps. Highest available upload speed: 20 Mbps. Mobile signal/coverage: Yes.

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

**Viewing:** Strictly by appointment through the agent. Carter Jonas.

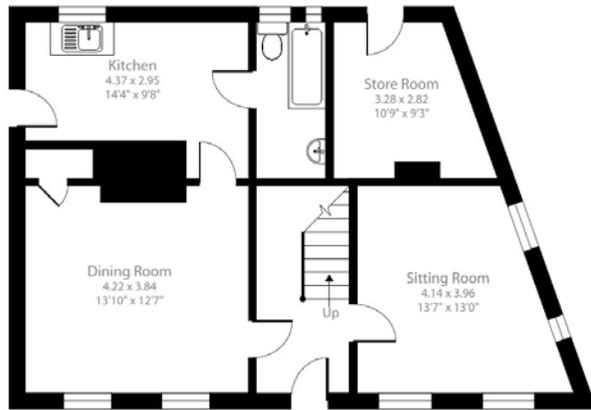
**Agent's Note:** Due to the current condition of the property, access is strictly via the agents, and great care must be taken when viewing internally. The property is in an extremely poor condition and in certain areas there is a risk of falling.



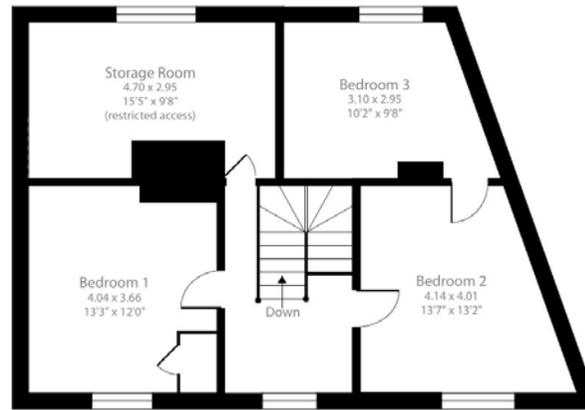
## Leckford, Stockbridge, SO20

Approximate Area = 1392 sq ft / 129.3 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Carter Jonas. REF: 1083785



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G	1	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winchester 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

[carterjonas.co.uk](http://carterjonas.co.uk)

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