



**EVANS & PARTRIDGE**

**2 HYDE FARM COTTAGE**  
BROUGHTON, HAMPSHIRE



# 2 HYDE FARM COTTAGE, HORSEBRIDGE ROAD, BROUGHTON, STOCKBRIDGE SO20 8BD

**A CHARMING SEMI-DETACHED COTTAGE FEATURING LARGE ROOMS AND ATTRACTIVE WELL ENCLOSED SOUTH WESTERLY FACING GARDEN WITH THE ADDITIONAL BENEFIT OF OFF-ROAD PARKING,  
QUIETLY SITUATED ON THE SOUTHERN EDGE OF THIS HIGHLY SOUGHT AFTER HAMPSHIRE VILLAGE**

PORCH • SMALL ENTRANCE HALL AREA • SITTING ROOM • LIVING / DINING ROOM  
OPEN PLAN KITCHEN / BREAKFAST ROOM • SHOWER ROOM • CLOAKROOM  
PRINCIPAL BEDROOM • TWO FURTHER DOUBLE BEDROOMS • BATHROOM  
EXTERNAL UTILITY / BOILER ROOM • PARKING AREA • WELL ENCLOSED PARTLY WALLED SOUTH WESTERLY FACING GARDEN

**OFFERS INVITED AROUND £495,000 FOR THE FREEHOLD**

## **DESCRIPTION**

A beautiful semi-detached Grade II Listed cottage dating back to the 16<sup>th</sup> Century. The pair of cottages were originally a single dwelling known as Hyde Farmhouse divided many years ago into two separate dwellings each benefiting from good size classic rooms. The accommodation comprises a beautiful dual aspect sitting room with impressive inglenook fireplace and log burning stove, dual aspect living/dining room (also with fireplace), open plan kitchen/breakfast room and ground floor shower room with separate cloakroom. To the first floor there is a substantial principal bedroom, two further double bedrooms (one with limited access from the second bedroom) and a good size bathroom. A particular feature of the accommodation is the impressive exposed framework, beams and timbers throughout. Outside there is a well enclosed south westerly facing garden, utility/boiler room with external access and off-road parking, accessed from South Road.

## **LOCATION**

The property is situated in the village of Broughton which offers everyday amenities including a Community Post Office/store, doctors' surgery, village hall, church, public house, Thai restaurant/second pub and a primary school. and there is excellent walking in the surrounding countryside with access onto the Clarendon Way and Broughton Down. The picturesque town of Stockbridge is about 4 miles away and provides a range of shops, hotels, restaurants, churches and a secondary school. The cathedral cities of Winchester and Salisbury are 12 and 13 miles distant respectively. There is convenient access to London and the West Country by road (M3 and A303) and rail, with main line stations at Grateley and Winchester.

**SCHOOLING AND RECREATION** There is excellent schooling (private and state) in the area in addition to the primary school in Broughton. Stockbridge has primary and secondary schools; Kings and Peter Symonds Sixth Form College are located in Winchester and there are Grammar Schools in Salisbury. Farleigh Preparatory School is within a short drive; other local public schools include Winchester College and St Swithun's in Winchester, Godolphin, Chafyn Grove and the Cathedral School in Salisbury. There is excellent fishing on the River Test and a golf course in Leckford as well as two in Andover.

## **ACCOMMODATION**

**REAR ENTRANCE** Comprising curved glass storm porch supported by iron brackets. Half glazed latch door leading into:

**SMALL ENTRANCE HALL AREA** Ceramic tiled floor. Opening to one side into kitchen. Pine latch door into:

SITTING ROOM (*Impressive dual aspect reception room*) Fine brick inglenook fireplace with flagstone hearth, exposed beam over and inset log burning stove. Wide picture window to front aspect. Small pane windows to rear aspect with views over the main garden. Exposed ceiling beams and timbers. Exposed framework to one wall. Wall lights. Two radiators. Latch door concealing turning staircase rising to first floor with low door to understairs storage cupboard. Pine latch door into:

OPEN PLAN LIVING / DINING ROOM (*Large dual aspect reception room*) Open brick fireplace with stone hearth and beam above. Two windows to front aspect. Wide small pane picture window to rear aspect overlooking the main garden. Exposed ceiling beam and timbers. Wall lights. Three radiators. Hand-built antique pine corner unit with high and low level cupboards and shelving.

#### OPEN PLAN KITCHEN / BREAKFAST ROOM

KITCHEN Long work surface with travertine tiled splash back and 1½ bowl stainless steel sink unit with mixer tap. Range of high and low level cupboards and drawers incorporating display shelving. Under-counter Beko oven and grill. Four ring ceramic hob above with extractor fan and light over. Integrated Hotpoint slim-line dishwasher. Integrated day fridge. Window overlooking the main garden. Tiled floor. Wide opening into:

BREAKFAST AREA Stone effect vinyl flooring. Two windows to front aspect. Space for family dining table. Two ceiling light points with LED spot lights. Shelving with cupboard above concealing meter/fuse box. Deep alcove with narrow open tread ladder style staircase rising through hatch to the first floor. Radiator. Porcelain tiled steps rising to panelled door into:

SHOWER ROOM White pedestal wash hand basin. Corner glass/porcelain tiled enclosure housing Mira shower. Chrome towel radiator. Porcelain tiled floor and part tiled walls. Obscure glazed window to rear aspect. Ceiling light point. Extractor fan. Panelled door into:

CLOAKROOM White low level WC. Part porcelain tiled walls. Obscure glazed window to gable end. Ceiling light point. Radiator.

#### FIRST FLOOR

Turning staircase rising to CENTRAL LANDING High ceiling. Exposed framework, purlin and brace. Radiator. Pendant light point. Panel latch doors into:

PRINCIPAL BEDROOM (*Stunning large dual aspect double bedroom*) Windows to front and rear aspect. Fine exposed framework and truss and collars to main wall. Built-in double wardrobe cupboards to either side of door, exposed timbers behind. Exposed purlins. Ceiling light point. Two radiators.

BEDROOM TWO (*Double room*) Exposed truss, framework, purlin and brace to one wall. Wall plate and uprights to front elevation. Wide window to front aspect. Built-in double wardrobe cupboard, further cupboard to side. High ceiling with pendant light point. Glass topped dressing table with drawers to side. Radiator. Low door leading into:

BEDROOM THREE (*Limited access*) Exposed framework. Fine leaded window to front aspect. Open tread ladder style staircase descending into breakfast area. Pendant light point. Wall light. Radiator. Substantial cupboard to one side of chimney breast with slatted shelving and lagged copper cylinder with fitted immersion.

LARGE BATHROOM White suite comprising cast iron bath with tiled sill to one end. Pedestal wash hand basin. Low level WC. Oak flooring. Window to rear aspect. High ceiling with exposed purlin, brace and framework to one wall. Door into shelved cupboard. Radiator.

## **OUTSIDE**

The property fronts onto Horsebridge Road. Gate at gable end leads into:

**MAIN GARDEN** Paved patio area to rear of cottage with stone steps rising onto the garden which is mainly laid to lawn. Rockery, flower and herb border. Central Wildlife pond. Stepping stone path leading to the parking area, access separately from South Road with space for at least two large vehicles. The garden is well screened to one side and the rear by mature laurel hedging and to the other side by an abundance of trees, bamboo, shrubs and hedging plants. High tile capped cob wall to the gable end of the cottage. Further paved area with oil tank. Stable style door at the gable end into:

**EXTERNAL UTILITY / BOILER ROOM** Worcester oil fired boiler. Roll top work surface with sink unit and drainer, tiled splash back. Shelving. Recess and plumbing for washing machine. Water softener. Velux sky light. Fluorescent strip light. Sheila Maid.

## **SERVICES**

Mains water, electricity and drainage. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

## **DIRECTIONS**

Post code: SO20 8BD. From Stockbridge proceed in a westerly direction (towards Salisbury) on the A30. After approximately 1½ miles turn left sign posted Broughton. Continue to the next junction and turn left into the village. Proceed along to the junction in the centre of the village, turn left and continue along the road until reaching South Road on the right hand side. The parking area is the first exit on the left hand side.

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS AND PARTRIDGE**

**Tel. 01264 810702    [www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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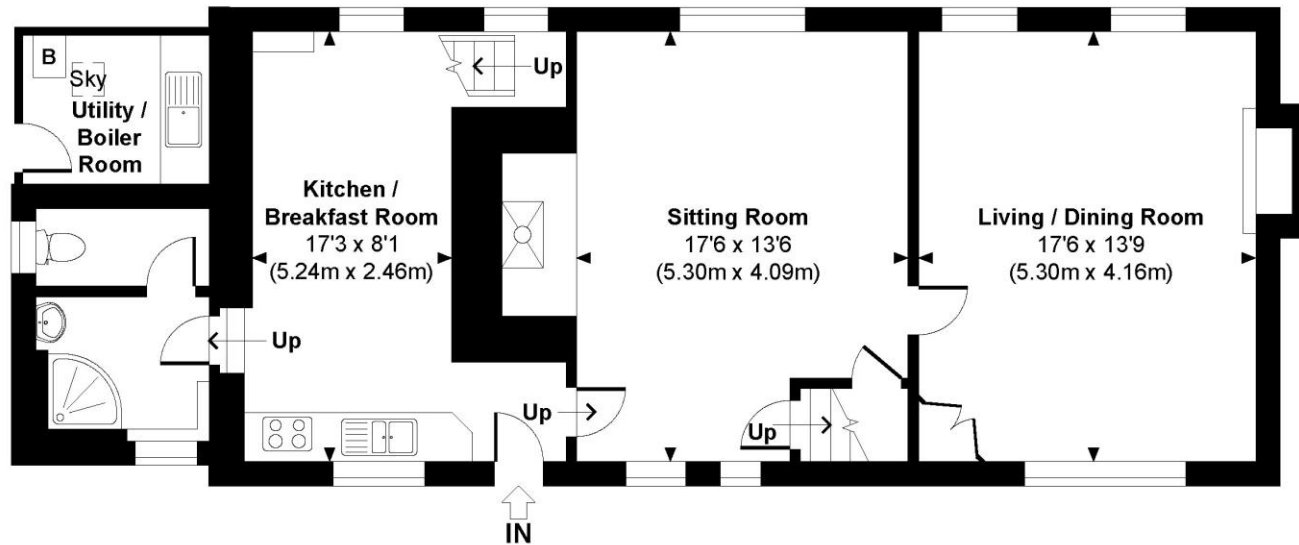
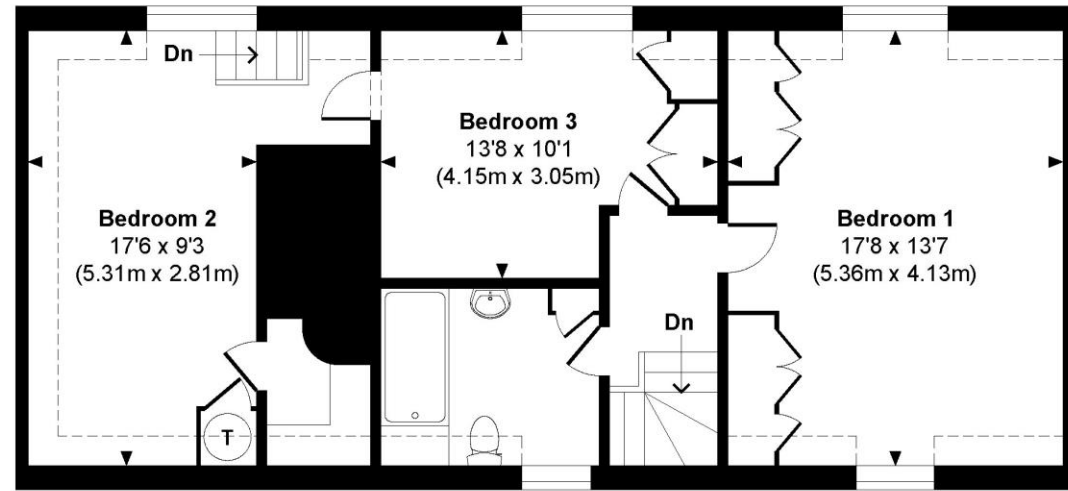
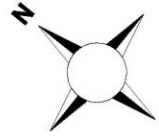


# 2 Hyde Farm Cottage

Approximate Gross Internal Area

Total = 1595 Sq Ft / 148.15 Sq M

Includes areas with Restricted room height.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.