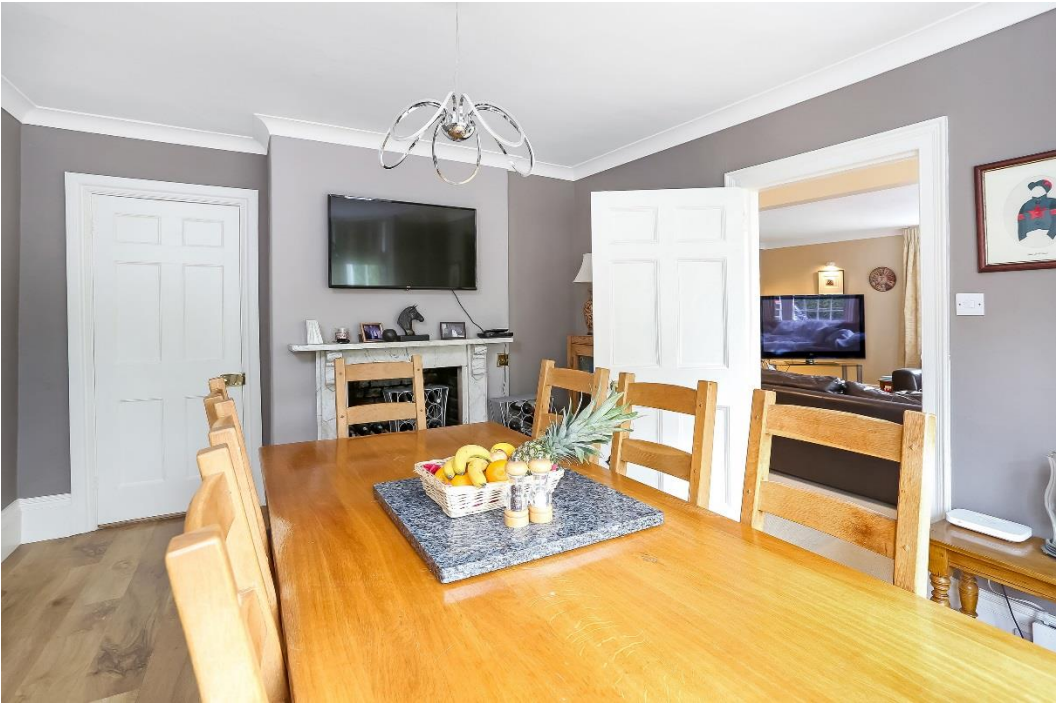




EVANS & PARTRIDGE

WYNCOURT HOUSE AND COTTAGE
BROUGHTON, HAMPSHIRE









WYNCOURT HOUSE AND COTTAGE, BROUGHTON, STOCKBRIDGE, HAMPSHIRE SO20 8AH

WYNCOURT HOUSE: RECEPTION HALL • SITTING ROOM • DINING ROOM • STUDY • CONSERVATORY

KITCHEN • UTILITY / LAUNDRY • PANTRY • CLOAKROOM • REAR LOBBY • CELLAR

PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER DOUBLE BEDROOMS • BATHROOM • SHOWER ROOM

GARAGE • PRIVATE OFF-ROAD PARKING • GARDEN STUDIO • PRIVATE REAR COURTYARD STYLE GARDEN

WYNCOURT COTTAGE: ENTRANCE HALL • SITTING ROOM • KITCHEN / DINING ROOM • TWO BEDROOMS • BATHROOM • PATIO GARDEN

OFFERS INVITED AROUND £1,350,000 FREEHOLD

DESCRIPTION

An interesting opportunity to purchase an imposing classic Grade II Listed house in the heart of the village which has the benefit of an ancillary two bedroom guest cottage, linked to the main house on both floors and ideal as additional self-contained accommodation for an extended family, guests or those requiring additional space whilst working from home.

The main house with well-balanced accommodation extending to nearly 3,000 sq ft comprises four reception rooms, a well-appointed kitchen with Aga and pantry, separate utility/laundry, WC and wine cellar. To the first floor there is an attractive principal bedroom suite, three further bedrooms, bathroom and shower room. Additional benefits include beautiful sash windows, deep skirting boards throughout, fireplaces and oil fired central heating with radiators. The cottage has a sitting room with brick fireplace, kitchen/dining room, two bedrooms and a bathroom. Both properties have separate manageable walled courtyard style gardens; the main garden including a brick garden studio with scope for home office or games room. There is a private area of off-road parking and a single garage.

LOCATION

The property is situated in heart of the village of Broughton, which offers everyday amenities including a Post Office/store, doctors' surgery, village hall, church, public house, Thai restaurant/second pub and a primary school. Situated on the Clarendon Way footpath, there is excellent walking in the surrounding countryside and on the renowned 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.

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 8AH

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS AND PARTRIDGE Tel. 01264 810702 www.evansandpartridge.co.uk

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

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Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Wyncourt House

Approximate Gross Internal Area

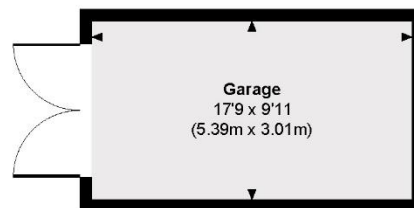
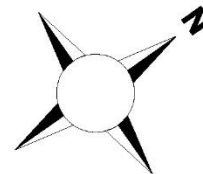
Main House = 3513 Sq Ft / 326.41 Sq M

Garage = 175 Sq Ft / 16.22 Sq M

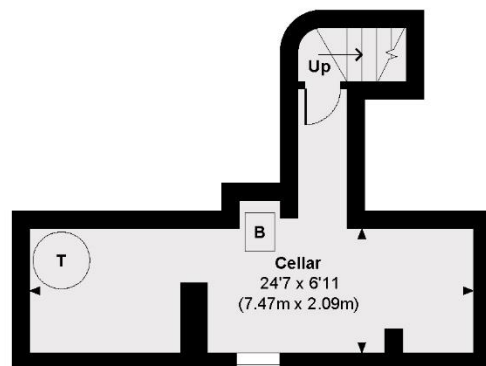
Potting Shed = 167 Sq Ft / 15.51 Sq M

Total = 3855 Sq Ft / 358.14 Sq M

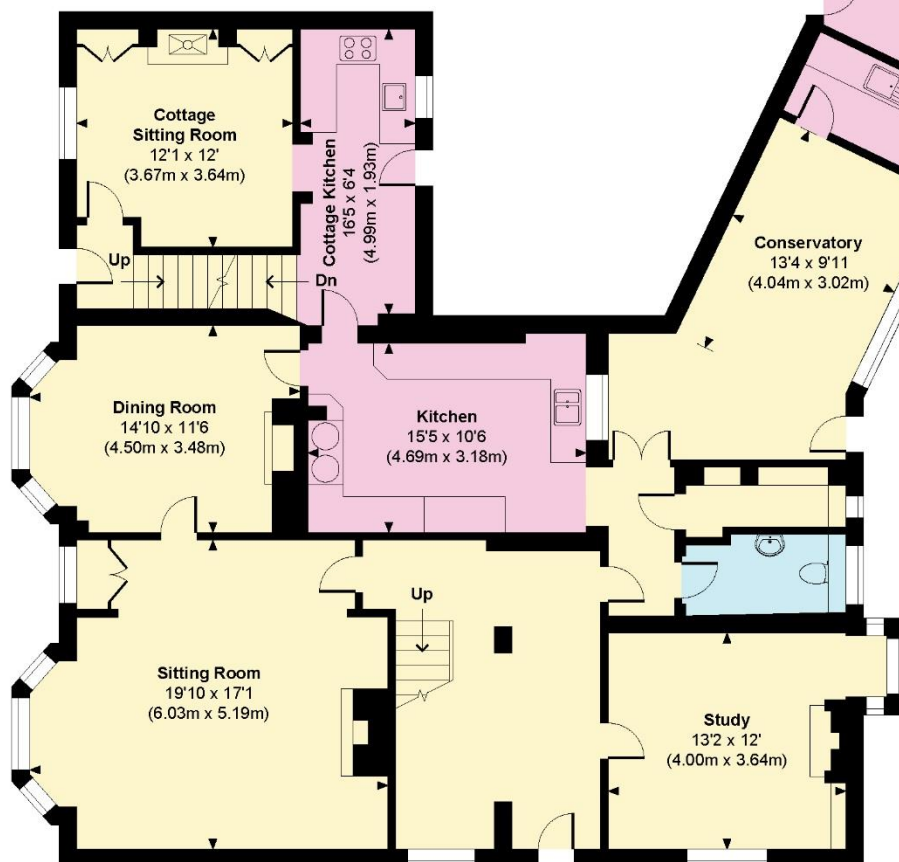
Outbuildings are not shown in correct orientation or location.



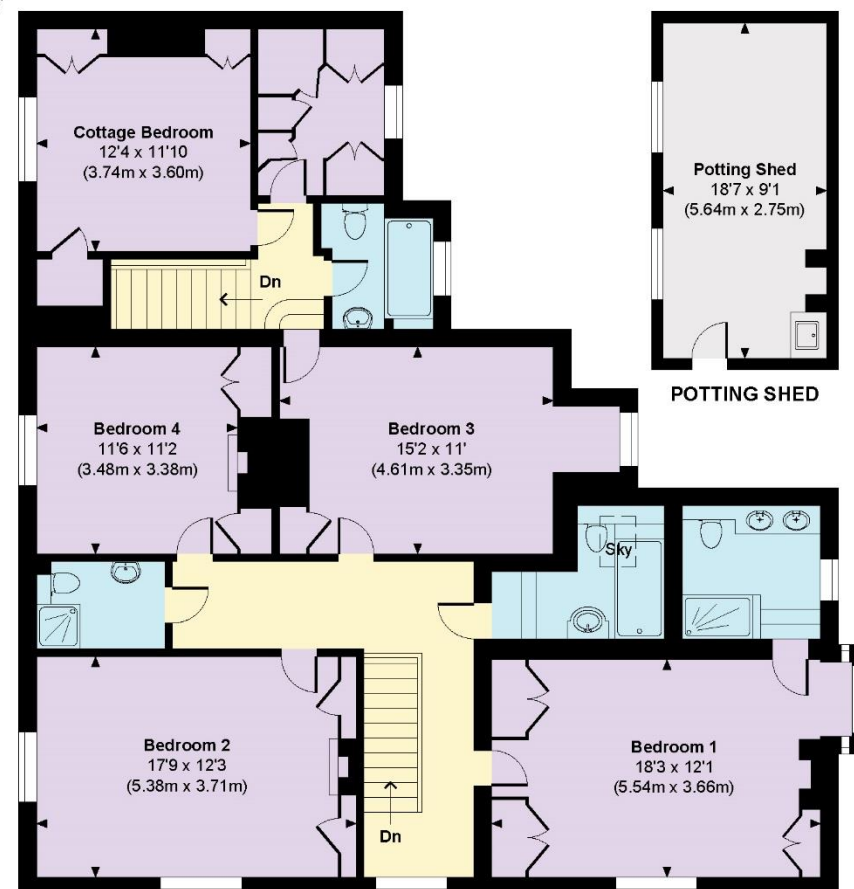
GARAGE



CELLAR



GROUND FLOOR



FIRST FLOOR



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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.