

**2 SOUTH VIEW COTTAGES, HOUGHTON
STOCKBRIDGE, HAMPSHIRE**



EVANS & PARTRIDGE







2 SOUTH VIEW COTTAGES, HOUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 6LR

A WELL APPOINTED CHARACTER COTTAGE TOGETHER WITH A BARN STYLE GARAGE AND ENCLOSED GARDENS IN A QUIET POSITION SET BACK FROM THE LANE WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE

ENTRANCE HALL, SITTING ROOM, KITCHEN, SHOWER ROOM
PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, BEDROOM TWO (DOUBLE)
BARN STYLE GARAGE/WORKSHOP WITH MEZZANINE STORAGE, PARKING SPACE
WELL ENCLOSED GARDENS

OFFERS INVITED AROUND: £325,000 Freehold

DESCRIPTION

A Victorian mid terrace cottage (one of just three properties) situated perpendicular to the lane, constructed of brick and timber clad elevations beneath a slate roof with a barn style garage incorporating mezzanine storage. The well-presented accommodation comprises a sitting room with open fireplace (currently not in use), well fitted kitchen with integrated appliances and ground floor shower room. To the first floor there is a principal bedroom with luxury en suite bathroom and a second double bedroom.

LOCATION

The property is situated in the highly sought-after village of Houghton, which has delightful walks traversing the River Test and on to the renowned Test Way, Clarendon Way and Monarch Way. There is also an excellent public house/restaurant (The Boot Inn) and a church, both within a short stroll. Further facilities can be found in the neighbouring town of Stockbridge (2.7 miles) which offers a variety of shops, a Post Office, hotels, restaurants and public houses, churches and a doctor's surgery. The cathedral cities of Salisbury and Winchester are both within a twenty minute drive, and the A303 is close at hand allowing convenient access to London, South Coast and the West Country.

ACCOMMODATION

| | |
|----------------------|---|
| Entrance Hall | Oak flooring. LED down lighter. Arch into sitting room. Oak latch door into shower room. |
| Sitting Room | Attractive open brick fireplace (currently not in use) with electric stove effect heater on brick hearth with oak surround. Oak flooring. Window to front aspect. LED down lighters. Turning staircase rising to first floor with understairs dining area. Oak latch door into kitchen. |
| Kitchen | Ceramic 1½ bowl sink unit with mixer tap and drainer. Range of cream Shaker style high and low level cupboards and drawers, shelving, plate rack and wine storage. Beech block work surfaces and upstand. Under-counter Diplomat oven/grill. Four ring ceramic hood with decorative extractor hood above. Integrated slim-line dishwasher, fridge, freezer and washing machine. Small breakfast bar. Oak flooring. LED down lighters. Stable door with windows to either side leading into rear garden. |

Shower Room White suite comprising pedestal wash hand basin with mixer tap, tiled splash back and mirror fronted cabinet above. Low level WC. Corner tiled shower cubicle. Oak flooring. Obscure glazed window to front aspect. LED down lighter. Extractor fan.

FIRST FLOOR

Landing LED down lighter. Loft hatch. Oak doors to:

Principal Bedroom Double bedroom with window to front aspect. Cast iron Victorian fireplace with pitch pine surround. Recess to either side of chimney breast. LED down lighters. Oak latch door into:

Luxury En Suite Bathroom White suite comprising wall hung wash hand basin with mixer tap, tiled splash back, mirror fronted cabinet above and shaver socket. Panelled bath with mixer tap. Circular tiled shower enclosure. Low level WC. Chrome towel radiator. Tiled floor. Obscure glazed window to side aspect. LED down lighter. Extractor fan.

Bedroom Two Double bedroom with window to rear aspect. LED down lighters. Oak door into cupboard housing Glow Worm wall hung LPG fired boiler with slatted shelving.

OUTSIDE

Front Access off village lane onto a hedge-lined gravelled track serving the terrace of three properties and further neighbour. Single gravelled parking space in front of the garage. A picket gate leads from the gravelled drive into a compact front garden where there is a small paved terrace area, ideal for evening sun, enclosed by mature beech hedging and post and rail fencing.

Barn Style Garage/Workshop Constructed of timber frame and clad elevations standing on brick plinths beneath a slate roof. Barn style double doors to front. Independent power supply from house with fluorescent lighting and general purpose 13 amp socket outlets. Substantial internal mezzanine storage area. External log store at rear and space for LPG bottles.

Rear Garden Compact and easily maintained, this comprises a paved circular area, well enclosed on all sides by high close boarded fencing, an ideal area for entertaining. Outside lighting.

Services Mains water and electricity. Private drainage (shared with numbers 1 and 3). Broadband: currently connected to BT (Virgin also available if required).

Directions SO20 6LR

Council Tax Band D

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

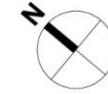
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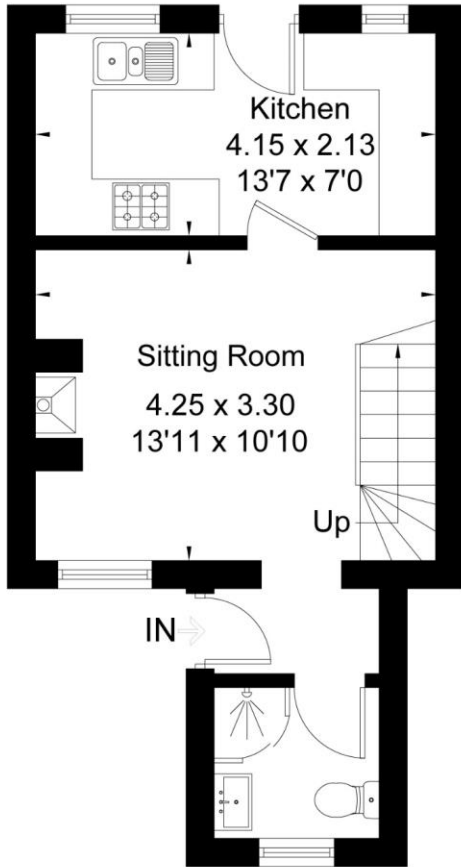
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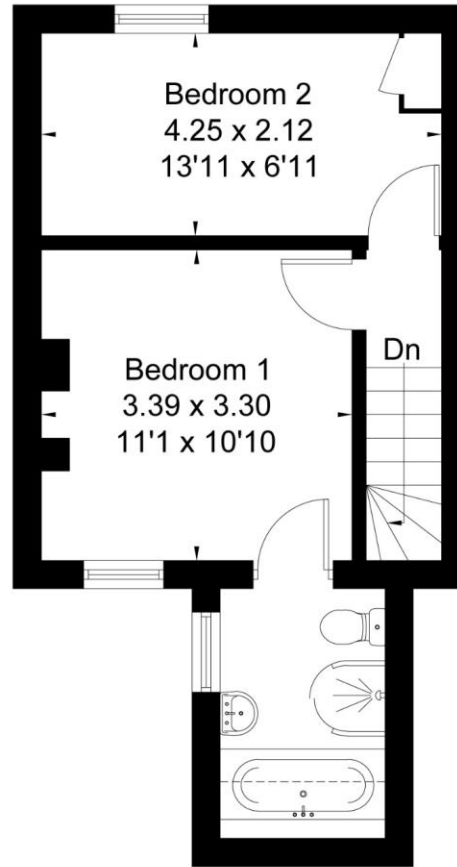
Approximate Area = 58.1 sq m / 625 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 71.5 sq m / 769 sq ft
 Including Limited Use Area (2.2 sq m / 24 sq ft)



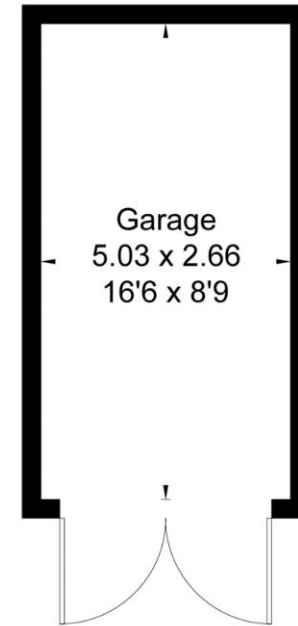
 = Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 321567

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-54) | F | 55 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | 82 |

EU Directive 2002/91/EC
 England, Scotland & Wales