

# 4 NIGHTINGALE COURT, DIXONS LANE

BROUGHTON, STOCKBRIDGE, HAMPSHIRE



**EVANS & PARTRIDGE**







# 4 NIGHTINGALE COURT, DIXONS LANE, BROUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 8AR

**AN END OF TERRACE HOUSE FORMING PART OF A BEAUTIFUL FORMER VICTORIAN TERRACE FEATURING GROUND FLOOR ACCOMMODATION WITH HIGH CEILINGS AND AN ATTRACTIVE MAINLY WALLED WESTERLY FACING GARDEN, QUIETLY SET AWAY FROM ALL ROADS ON THE EDGE OF THIS POPULAR VILLAGE**

**PORCH, ENTRANCE HALL, OPEN PLAN SITTING/DINING ROOM  
LARGE KITCHEN, CLOAKROOM/LAUNDRY  
TWO BEDROOMS, BATHROOM  
OUTBUILDING, LANDSCAPED PRIVATE GARDEN  
TUCKED AWAY SETTING  
AMENITIES IN WALKING DISTANCE  
HIGH CEILINGS TO RECEPTION ROOM AND KITCHEN**

**OFFERS INVITED AROUND: £395,000 Freehold**

## **DESCRIPTION**

The end of a Victorian terrace of just four similar houses with attractive Flemish bond brick elevations under a slate roof. The accommodation comprises entrance porch and internal hall, useful cloakroom with laundry area, and open plan sitting/dining room with attractive fireplace and multi-fuel stove and good size kitchen. These living areas feature unusually high ceilings providing a great feel of space. On the first floor there are two bedrooms and a bathroom. Behind the cottage there is a small completely enclosed courtyard with an easterly aspect, ideal for breakfast, whilst the main well stocked garden extends to the front of the cottage; this enjoys a westerly aspect and is private, being enclosed on two sides by tall slate capped cob walls. The terrace sits perpendicular towards the end of a quiet no-through lane and no.4 is furthest from the lane, being accessed across the front of the other properties or privately via a gate into the main garden.

## **LOCATION**

The property is situated on the edge of the village of Broughton, which offers everyday amenities including a Post Office/store, doctor's surgery, church, public house and a primary school. The picturesque town of Stockbridge is about four miles away and provides a range of shops, hotels, restaurants, churches and a secondary school. The cathedral cities of Salisbury and Winchester are some twelve and thirteen 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.

## **ACCOMMODATION**

<b>Entrance Porch</b>	Quarry tiled floor. Brick/open timber frame walls. Overhead light. Part obscure glazed door into:
<b>Entrance Hall</b>	Ceramic tiled floor. Ceiling light point. Panel doors to open plan sitting/dining room, cloakroom/laundry and cloaks cupboard with meter/fuse box, shelf and coat hooks.
<b>Open Plan Sitting/Dining Room</b>	High elegant ceiling with two decorative roses and picture rail. SITTING AREA: Open fireplace housing a dual fuel burner on hearth with cast iron surround and mantelpiece. Recess to either side of chimney breast with shelving. Sash style double glazed window to front aspect with view over the westerly facing garden. Wall light points. DINING AREA: High window to side aspect. Wall lights. Turning staircase beneath arch on decorative brackets rising to first floor. Panel door into:

**Large Kitchen**

Ceramic tiled floor. Glazed door and window to side to rear aspect opening onto the compact courtyard garden. Belfast sink unit with mixer tap. Solid beech block work surfaces. Range of cupboards and drawers. Free-standing Stoves cooker with double oven (top oven/grill not currently working) and four ring ceramic hob and extractor hood above (not currently in use). Recess and plumbing for dishwasher. Recess for day fridge. Ample space for dresser. Space beneath stairs for fridge or freezer. Part tiled walls and splash back. High ceiling with two pendant light points and picture rail.

**FIRST FLOOR****Landing**

Balustrade overlooking stairwell. Window to rear aspect. Pendant light point. Loft into partly boarded loft with light. Panel latch doors to bedrooms and bathroom. Cupboard housing lagged cylinder with immersion and slatted shelving.

**Bedroom One**

Large double bedroom. Sash style double glazed window with view over the rear garden. Exposed chimney breast with built-in wardrobe cupboard to either side. Dado rail. Pendant light point.

**Bedroom Two**

Window to side aspect. Pendant light point. Shelf.

**Bathroom**

Good size. White suite comprising tile panelled bath with mixer tap, shower and curtain rail, pedestal wash hand basin and low level WC. Part tiled walls. Ceiling light point. Extractor fan.

**OUTSIDE****Outside**

Fully walled private courtyard to the rear of the cottage with an easterly aspect. The cottage is set well back from all roads and can be approached either by passing the façade of the other three properties within the terrace from the lane or alternatively through a gate with in a cob wall solely for access to no.4. Grapevine and roses trained to the front of the cottage. Herringbone block paved terrace with well stocked borders. Cob wall to side boundary, the opposite side being screened by trellis and shrubs. Ornamental bay tree and rose bushes. Brick path and rose arch leads round to the main garden. BRICK OUTBUILDING with window and door beneath corrugated profile roof.

**Main Garden**

This is a particular feature of the property, being beautifully landscaped and comprising a central lawn with border, herbaceous borders to either side, well stocked with flowers, shrubs and roses. Large acer to rear boundary. The garden enjoys a good degree of privacy and seclusion, screened on the southern and western boundaries by a high tile capped wall. The remaining shared boundary has trellis and an abundance of climbers and hedging.

**Services**

Mains water, electricity and drainage.

**Directions**

SO20 8AR

**Council Tax Band**

C

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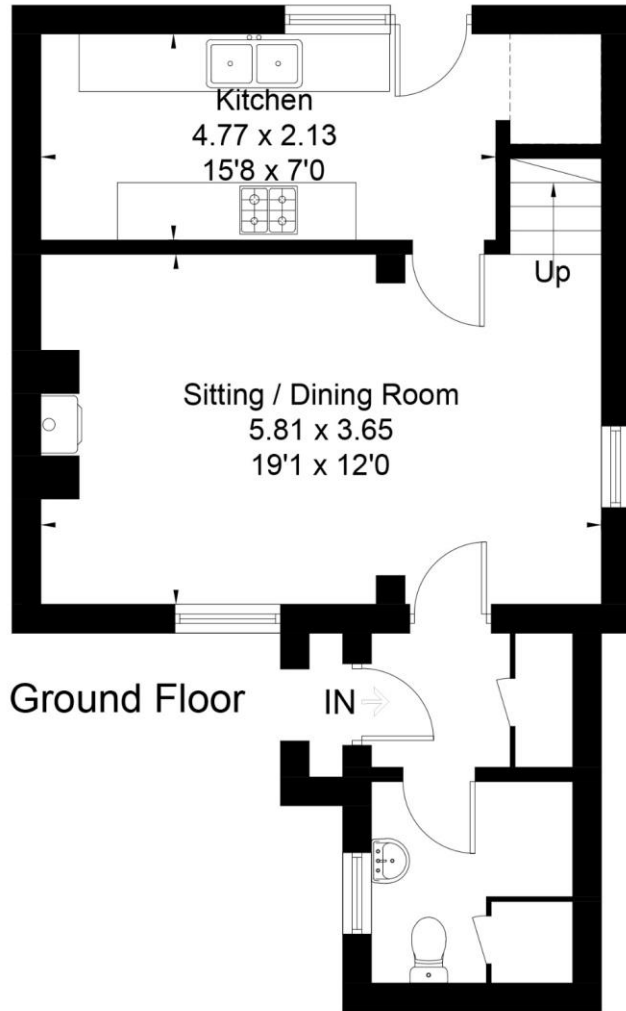
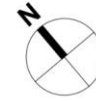
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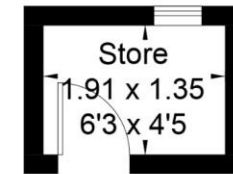
Approximate Area = 78.1 sq m / 841 sq ft  
 Store = 2.6 sq m / 28 sq ft  
 Total = 80.7 sq m / 869 sq ft



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 3258000

Energy Efficiency Rating		Current	Potential
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	43	
(1-20)	G		
Very energy efficient - lower running costs			85
Not energy efficient - higher running costs			

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