

THE PARTRIDGES, HORSEBRIDGE ROAD

BROUGHTON, STOCKBRIDGE



EVANS & PARTRIDGE







THE PARTRIDGES, HORSEBRIDGE ROAD, BROUGHTON, STOCKBRIDGE, HAMPSHIRE SO20 8BG

AN ATTRACTIVE AND EFFICIENT INDIVIDUAL MODERN FAMILY HOUSE WITH WELL ENCLOSED LANDSCAPED GARDENS IN A QUIET SETTING WITHIN THIS HIGHLY SOUGHT-AFTER TEST VALLEY VILLAGE WITH GOOD AMENITIES AND JUST A SHORT DRIVE FROM STOCKBRIDGE HIGH STREET

SUNDAY TIMES 20 BEST SECRET VILLAGES SEPTEMBER 2024

RECEPTION HALL AND CLOAKROOM

THREE RECEPTION ROOMS

KITCHEN/BREAKFAST WITH LIVING/DINING AREA

FOUR BEDROOMS (TWO EN SUITE), BATHROOM

ATTRACTIVELY LANDSCAPED LEVEL GARDEN

QUIET VILLAGE SETTING

AMENITIES IN WALKING DISTANCE

OFFERS INVITED AROUND: £795,000 Freehold

DESCRIPTION

A modern individual detached house constructed of Michelmersh brick and weatherboard clad elevations beneath a tiled roof. The accommodation comprises entrance hall, reception hall with cloakroom, living room with log burning stove, study/family room, conservatory and an open plan kitchen/breakfast room with adjoining dining/sitting area, as well as a separate utility room. To the first floor there are four bedrooms, two with en suite facilities, and a family bathroom. The property has been built to a high specification with underfloor heating throughout, excellent insulation including 140mm wall cavities, multi-layer insulation to rafters with 250mm rock wool between joists and top quality windows and doors. There is also MRHV system throughout the property and solar electric panels are connected to the grid on a feed in tariff system.

LOCATION

The property is situated in the village of Broughton which offers everyday amenities including a community post office/shop/café, doctors' surgery, village hall, church 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 as well as primary and secondary schools. 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 walking and cycling in the surrounding countryside as well as fishing on the River Test and golf courses in Leckford as well as Andover.

ACCOMMODATION

Entrance Hall	External down lighters. Part obscure glazed oak door into entrance hall. Flagstone flooring. Coir mat at threshold. Windows on two aspects with apex glazing to front aspect. Vaulted ceiling. Bench with boot store. Glazed door into:
Reception Hall	Turning staircase rising to first floor with understairs cupboard. Window to front aspect. Oak flooring and skirting boards. Pendant light point. Arched opening into sitting room. Glazed double doors within arch into open plan kitchen/breakfast room with adjoining dining and living area.
Cloakroom	Tiled floor and fully tiled walls. Wash hand basin with mixer tap on tiled wash stand, cupboard beneath, tiled and mirror splash backs. Wall hung WC with concealed cistern. Spot lights.
Living Room	(Dual aspect reception room) Substantial brick fireplace with double fronted cast iron log burning stove on limestone hearth, oak beam above. Oak flooring and skirting boards. Two pendant light points. Windows on two aspects with oak sills.

Kitchen/Breakfast Room	(Open plan with adjoining dining and sitting area) Stainless steel twin bowl sink unit with mixer tap and drainer. Polished granite work surfaces and window sill. Similar granite topped island/breakfast bar with cupboards and drawers beneath. Range of high and low level cupboards and drawers. Under-counter double oven and grill, four ring LPG gas hob over with extractor hood above. Patterned ceramic tiled splash backs. Integrated day fridge and dishwasher. Limestone tiled floor. LED down lighters. Door into utility room. Internal window with view into conservatory. Dining/sitting area: Reverse side of brick fireplace with log burning stove and oak beam above. Limestone flooring. LED down lighters. Glazed double doors to side aspect. Further glazed double doors with glazing to either side opening into:
Conservatory	Constructed of hardwood frame/glazed elevations beneath a hardwood frame/thermo-plastic roof. LED spot lights. Blinds. Limestone tiled floor. Views over the rear garden.
Utility Room	Polished granite work surface with inset stainless steel sink, mixer tap and drainer. Oak fronted high and low level cupboards. Full height cupboard housing electric boiler and manifold for under floor heating. Recess and plumbing for washing machine. Space for freezer. Limestone tiled floor. Ceiling spot lights. Window and part glazed door to rear garden. Panel door into:
Study/Family Room	Window to front aspect. Maple flooring. Ceiling spot lights. Pine/glazed cupboard.

FIRST FLOOR

Landing	Balustrade overlooking stairwell. Window to front aspect with oak sill. Oak flooring and skirting boards. Hatch into large boarded loft area. Two pendant light points. Ledged and braced solid oak doors to bedrooms, family bathroom and plant cupboard housing the pressurised hot water cylinder and manifold for first floor under floor heating.
Principal Bedroom	Double bedroom. Window with oak sill to rear aspect. Oak flooring and skirting boards. Pendant light point. Opening into: Dressing area: Oak flooring. Sliding mirror fronted wardrobe cupboards. Spot lights. Ledged and braced oak door into:
En Suite Bathroom	Panelled Jacuzzi bath with mixer tap, shower attachment and fully tiled surround. Wash hand basin with mixer tap. Wall hung WC with concealed cistern. Mirrored cupboards. Wall spot light and ceiling down lighters. Chrome towel radiator. Obscure glazed window with oak sill. Tiled floor. Fully tiled walls.
Bedroom Two	Double bedroom with window to rear aspect. Sliding mirror fronted wardrobe cupboards. Pendant light point. Oak flooring and skirting boards. Ledged and braced oak door into:
En Suite	Wall hung wash hand basin with mixer tap, mirror fronted cabinet above with light. Wall hung WC with concealed cistern. Glass/tiled shower enclosure. Obscure glazed window. Down lighters.
Bedroom Three	Double bedroom with window to front aspect. Built-in wardrobe cupboard. Oak flooring and skirting boards. Pendant light point.
Bedroom Four/Study	Single bedroom with window to front aspect. Oak flooring and skirting boards. Pendant light point.
Family Bathroom	Bath with mixer shower and curved glass screen. Wash hand basin with mixer tap, mirror and cupboard above. Wall hung WC with concealed cistern. Tiled floor and fully tiled walls. Wall spot light. Down lighters. Obscure glazed window. Chrome towel radiator, mirror above.

OUTSIDE

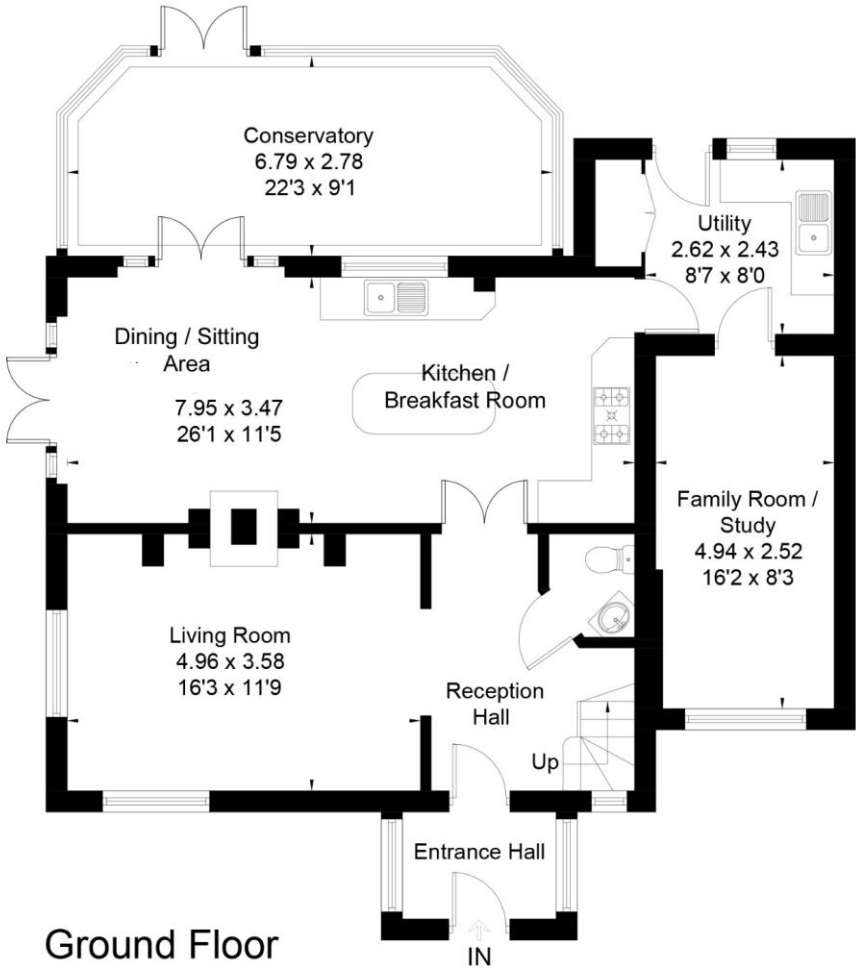
Front	Access off village lane onto a granite sett approach onto a circular block/stone paved driveway with surrounding stone edged gravelled areas. Well stocked borders with flowers, topiary and mature shrubs, specimen trees. Log stores. Access to either side of the house into:
Rear Garden	Paved terrace areas linked by paths opening onto a level lawn, interspersed with a variety of specimen trees and shrub borders. Decked area. Timber workshop/shed. The garden is well enclosed by fencing and tiled capped cob effect rendered walling.
Services	Mains water, electricity and drainage.
Directions	SO20 8BG

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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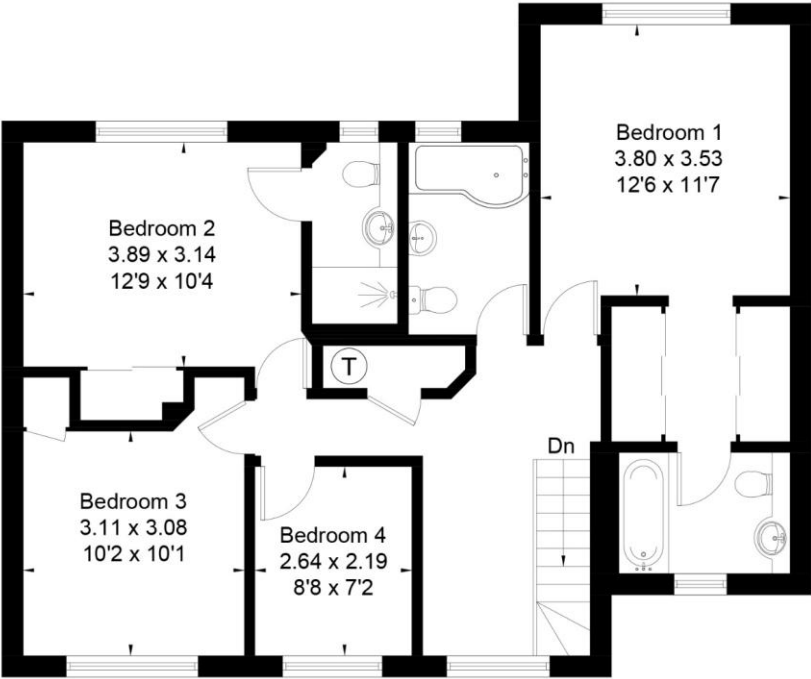
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Approximate Floor Area = 182.8 sq m / 1968 sq ft



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
43-54	E	59	63
31-42	F		
1-30	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	