

# 1 CHAPEL COURT, HIGH STREET

BROUGHTON, STOCKBRIDGE



**EVANS & PARTRIDGE**







# 1 CHAPEL COURT, HIGH STREET, BROUGHTON, STOCKBRIDGE, HAMPSHIRE SO20 8AD

AN INDIVIDUAL MODERN DETACHED FOUR BEDROOM HOUSE WITH GARAGE AND WESTERLY FACING GARDEN IN A TUCKED AWAY POSITION WITHIN THIS POPULAR VILLAGE

COMPLETELY REDECORATED THIS YEAR  
SUNDAY TIMES 20 BEST SECRET VILLAGES SEPTEMBER 2024  
RECEPTION HALL, CLOAKROOM, LIVING ROOM, DINING ROOM, STUDY  
KITCHEN, UTILITY ROOM  
PRINCIPAL BEDROOM WITH EN SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM  
TANDEM PARKING AREA, SINGLE GARAGE IN BLOCK  
WESTERLY FACING REAR GARDEN

**OFFERS INVITED AROUND: £685,000 Freehold**

## DESCRIPTION

An attractively constructed detached house, brick elevations beneath a tiled roof. The accommodation comprises reception hall and cloakroom, sitting room with fireplace, dining room, study and kitchen with adjoining utility. To the first floor there is a principal bedroom with en suite shower room, three further bedrooms and a bathroom. Tandem off-road parking and single garage are located to the rear boundary.

## LOCATION

The property is situated in the heart of 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

<b>Central Reception Hall</b>	Panelled door with decorative obscured glazing to either side leads to front entrance porch with steps and light beneath. Staircase rising to the first floor. Low door to understairs storage. Oak effect flooring. Coving. Two pendant light points. Doors to:
<b>Cloakroom</b>	Comprising white suite, wash hand basin, tiled splashback. WC. Oak effect flooring. Ceiling light point.
<b>Living Room</b>	(Triple aspect) Open brick fireplace housing rolled steel log burning stove on raised brick hearth with timber edge and beam above. Small pane glazed doors with glazing to either side opening onto the side patio and rear garden. Window to rear aspect overlooking garden. Further high window to side aspect. Coving. Two pendant light points.
<b>Dining Room</b>	Window to rear aspect overlooking patio and garden. Oak effect flooring. Coving. Pendant light point. Alcove with deep built-in cupboard extending beneath stairs.

<b>Study</b>	Window to front aspect. Floor to ceiling full width shelving to one wall. Coving. Pendant light point.
<b>Kitchen</b>	Stainless steel 1½ bowl sink unit with mixer tap, drainer, filtered drinking water tap. Roll top work surfaces. A range of high and low level cupboards and deep drawers. Oven and grill. Four ring hob with extractor fan and light above. Integrated stainless steel front slimline dishwasher. Space for tall fridge freezer. Ceramic tiled flooring. Spot lights. Window to front aspect. High window to side aspect. Open arch into:
<b>Utility Room</b>	Recess and plumbing for washing machine. Space beside for dryer. Eurostar oil fired boiler. Roll top work surface with cupboard above. Fuse box. Ceiling light point. High window to side aspect.
<b>Rear Porch</b>	Half glazed door to patio and garden. Small pane glazing on two aspects. Coat hooks. Ceiling light. Paved flooring.

## **FIRST FLOOR**

<b>Central Landing</b>	Alcove and large Velux window to rear aspect. Pendant light point. Hatch to large boarded loft space. Panelled doors. Deep cupboards housing lagged hot water cylinder with slatted shelving above. Doors to:
<b>Principal Bedroom</b>	(Triple aspect large double bedroom) Windows to rear and either side aspects. Pendant light point. Low double wardrobe. Panelled door to:
<b>En Suite</b>	Comprising contemporary white wash hand basin on circular wash stand with storage beneath, mixer tap, mirror and shaver socket above. WC. Bidet. Glass/tiled shower enclosure. LED down lighters. Chrome towel radiator. Part tiled walls. Obscure glazed window. Extractor fan.
<b>Bedroom Two</b>	(Large dual aspect double bedroom) Two windows to front aspect. Further window to side aspect. Two pendant light points. Double wardrobe.
<b>Bedroom Three</b>	(Double bedroom) Window to front aspect. Built-in double wardrobe. Pendant light point.
<b>Bedroom Four</b>	(Single bedroom) Picture window overlooking the rear garden. Wardrobe extending into eaves. Pendant light point.
<b>Family Bathroom</b>	White suite comprising pedestal wash hand basin, deep double ended jacuzzi bath, central mixer tap/handheld shower attachment, attractively tiled surround, folding glass shower screen. WC. Chrome towel radiator. Shaver socket. Cupboards. LED down lighters.

## **OUTSIDE**

<b>Front</b>	Pedestrian gate off track beneath tiled covered entrance leading to a small courtyard garden with well stocked herbaceous borders and raised oil tank. This area is shared with the neighbouring property with a path leading to the front entrance porch.
<b>Main Rear Garden</b>	(Westerly aspect) This comprises a flagstone patio area ideal for barbeques and entertaining, surrounding gravel and shrubs. Sleeper steps rise onto a small shaped lawn with well stocked surrounding herbaceous borders. Timber shed. Boundaries are enclosed by fencing and some hedging plants. Gate from the rear gate leads out to a tandem parking area. Further parking space to the front with a single garage in a block of four. Brick elevations beneath a slate roof. Up and over door to front.
<b>Services</b>	Mains water, electricity and private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
<b>Directions</b>	SO20 8AD

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

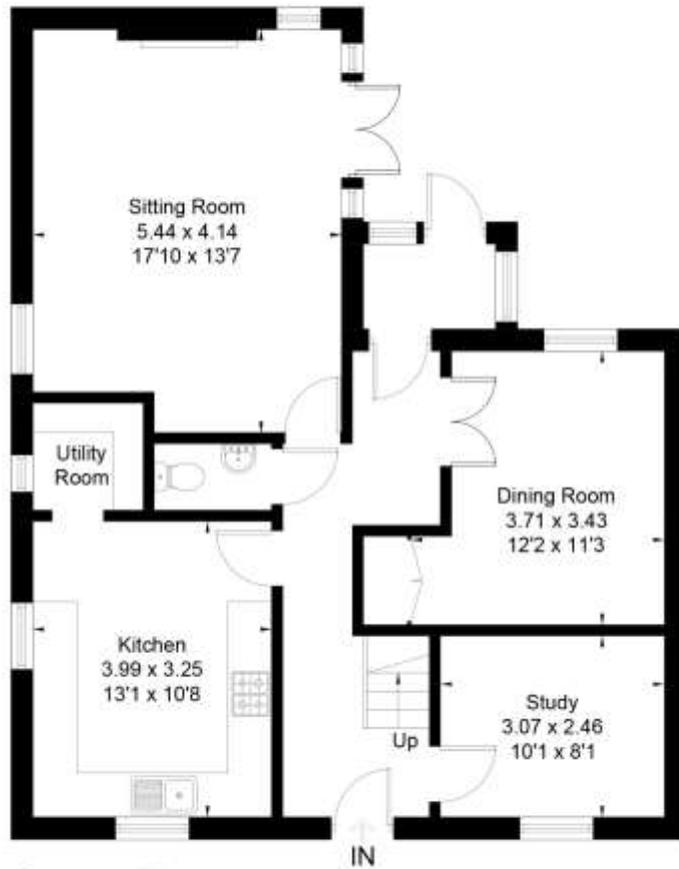
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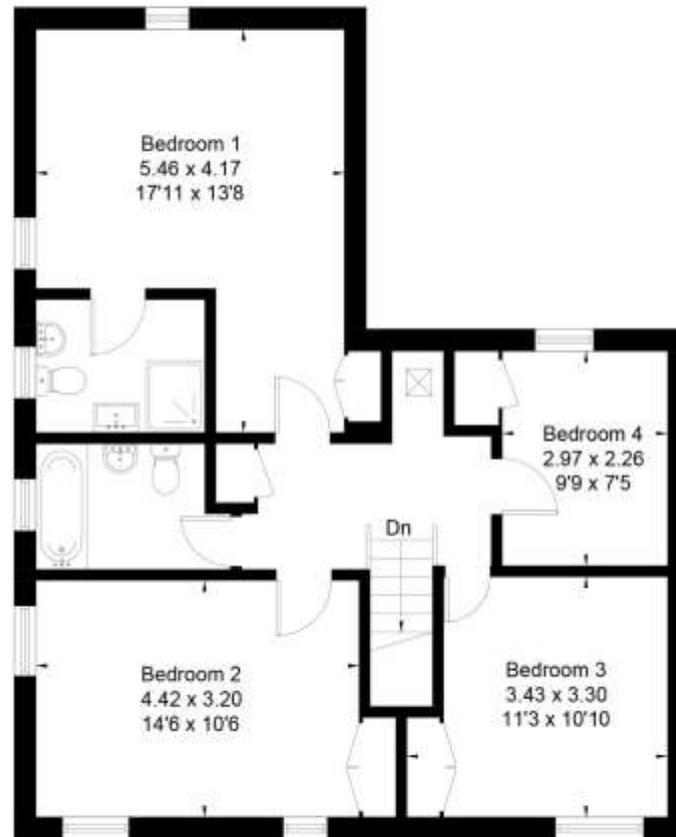
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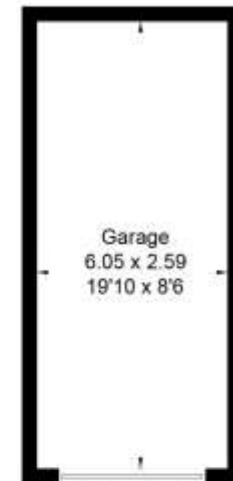
Approximate Floor Area = 147.3 sq m / 1586 sq ft  
 Garage = 15.7 sq m / 169 sq ft  
 Total = 163 sq m / 1755 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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Energy Efficiency Rating		Current	Target
Very Good	A		
Good	B		
Fair	C		
Fairly Poor	D		
Poor	E		
Very Poor	F		
Extremely Poor	G		
		71	81
<small>Rating Agency: NBS Energy Services Ltd</small> <small>England, Scotland &amp; Wales</small>		<small>EU Directive</small> <small>2002/91/EC</small>	<small>2018</small>