



EVANS & PARTRIDGE

BARLEY WOOD, HOUGHTON
STOCKBRIDGE, HAMPSHIRE















BARLEY WOOD, HOUGHTON, STOCKBRIDGE, HAMPSHIRE SO20 6LW

A STUNNING MODERN HOME WITH IMPRESSIVE OPEN PLAN LIVING ENJOYING A BEAUTIFUL SETTING IN THE HEART OF HOUGHTON WITH A REAR GARDEN BORDERING AND OVERLOOKING OPEN FARMLAND AND COUNTRYSIDE

**IMPRESSIVE OPEN PLAN LIVING IDEAL FOR ENTERTAINING
LARGE WELL EQUIPPED KITCHEN / BREAKFAST ROOM WITH ISLAND
SPACIOUS DUAL ASPECT BEDROOM SUITE
TWO GUEST BEDROOMS AND BATHROOM
BARN STYLE GARAGE AND CAR PORT WITH LOFT STORAGE
WELL STOCKED GARDENS AND FANTASTIC OPEN VIEWS**

OFFERS INVITED AROUND: £1,175,000 Freehold

DESCRIPTION

An excellent and extremely well presented modern detached house with attractive colour rendered and iroko clad elevations beneath a slate roof. Double glazed throughout and featuring expansive windows on both front and side. This well insulated property has the benefit of air source central heating delivered underfloor on the ground floor. The accommodation is well appointed. It briefly comprises reception hall and cloakroom, substantial main living zone of a central sitting area with log burning stove, dining room with high vaulted ceiling, garden area opening onto the terrace and a luxury kitchen/breakfast room with island and extensive granite work tops and storage. On the first floor a large landing is used as a study but could potentially create a fourth bedroom. The principal bedroom is well proportioned with a vaulted ceiling and has an en suite shower room. The remaining two bedrooms have the use of a central bathroom. The house occupies a level site, with the drive and car port to the front and a wrap around rear garden with terrace, summerhouse and open views.

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 20 minute drive, and the A303 is close at hand allowing convenient access to London, the South Coast and the West Country.

ACCOMMODATION

Entrance

Wide covered entrance porch. Slate paved approach and flooring. LED downlighters. Exposed timber posts on brick plinth. Composite door with integral windows and full height glazing to either side which leads into:

Reception Hall	Limed oak effect flooring throughout. Turning staircase with oak and coloured glass balustrade to one side, rising to the first floor. LED downlighters. Oak doors to dining room, kitchen/breakfast room, cloakroom and a deep cloaks cupboard with long hanging rail, shelf above and ceiling light point.
Cloakroom	White suite. Ceramic wash hand basin with corner mixer tap, mirror above and deep drawers beneath. WC. Obscure window to front aspect with slate display sill. Limed oak effect flooring. LED downlighters. Extractor fan.
Dining Room	Excellent for entertaining and featuring a high double storey vaulted ceiling with exposed ridge beams and purlins. Contemporary central pendant light point. Wide, full height, apex glazing (which has electric remote operated blinds) to front aspect overlooking part of the front garden. Limed oak effect flooring throughout. Wall spot lights. Wide opening to exposed framework into:
Central Living Room	Featuring a contemporary barrel shaped raised log burning stove with curved granite hearth. LED downlighters. Limed oak effect flooring continues. The far end of the living area opens into:
Garden Area	Wide aluminium frame glazed doors opening onto a rear terrace and affording distant country views. LED downlighters. Door into deep storage cupboard with light. Opening to side of peninsular/breakfast bar into:
Kitchen / Breakfast Room	An extensive fitted kitchen with long matt finish granite work surfaces. Similar upstands and window sill. A comprehensive range of black and ivory handleless cupboards and drawers with numerous deep pan drawers. Inset sink with granite drainer and mixer tap. Integrated dishwasher and recycling area. Large central granite topped island with raised oak effect central breakfast bar to one side. Inset five zone induction hob. Floating oak effect central ceiling area above, incorporating extractor fan and light. Range of deep drawers beneath the island and cupboards and power points to the far side. Large dresser style unit with high gloss black units. Integrated Neff oven, with combination oven beside and warming drawer beneath. Larder fridge and freezer. Rolling glass door conceals china display cabinet with light above. Deep alcove for American style fridge/freezer. Door to walk in larder. Wide picture window overlooking the rear garden with stunning views beyond over the adjoining countryside. Part glazed stable style door to outside. LED downlighters. Oak door into:
Utility	L-shaped oak effect work surfaces with similar upstand and a range of high and low level cupboards and drawers. 1½ bowl sink unit with mixer tap and drainer. Recess and plumbing for washing machine. Space for dryer. Fuse boxes. LED downlighters. Extractor fan. Window to front aspect with plantation shutter. Coat hooks with space for bench beneath.
First Floor	Carpeted central area with oak doors to bedrooms and family bathroom. Further opening into study area. Oak effect flooring. Velux skylight. Oak/coloured glass balustrade overlooking stairwell. Door to deep linen cupboard with flue from log burning stove.
Principal Bedroom Suite	Substantial dual aspect double bedroom with high vaulted ceiling and LED downlighters. Wide dormer window to rear aspect affording open country views with plantation shutters. Further dormer window to front aspect also with shutters. Oak effect flooring throughout. Space for extensive bedroom furniture. Oak doors conceal two built-in wardrobe cupboards. Further similar door to:
En Suite	White ceramic wash hand basin with tiled splashback, mixer tap, circular shaving unit above, cupboard beneath and shaver socket to one side. Low level WC opening into large walk in wet area with overhead and handheld shower attachments. Ceramic tiled flooring. Chrome towel radiator. Velux light. Electric mirror with lights, towel rail beneath. Floor to ceiling porcelain tiling along two walls.

Bedroom 2	Double bedroom. Dormer window to rear aspect with open views fitted with plantation shutter. Built in double wardrobe and eaves cupboard. Oak effect flooring. LED downlighters.
Bedroom 3	Double bedroom. Formal window to front aspect with plantation shutter. Eaves storage cupboard. Oak effect flooring. LED downlighters.
Family Bathroom	White suite comprising of a deep bath, mixer tap at one end, mixer shower to opposite end with overhead and handheld attachments, fully tiled surround and glass shower screen. Wide wash hand basin with mixer tap, tiled splashback, shaver socket over and double cupboard beneath. Low level WC. Chrome towel radiator. Electric mirror. Velux skylight. Ceramic tiled flooring. LED downlighters and extractor fan.
<u>Outside</u>	
Front Garden	Splayed access with mature hedging to either side of village lane. Hardwood electric remote operated double gates opening onto a driveway which splits to the property and the neighbouring house. Generous block edged Cotswold Stone gravel driveway extending to the front of the house and garage block, providing plenty of parking. Surrounding lawned areas with specimen trees including two Liquidambar, Bamboo shrubs and flowering Cherry.
Double Garage	Timber frame and clad elevations standing on brick plinths beneath a tall hipped slate roof. Attractive log store to one side. Open fronted car port with fluorescent striplight and power points. The adjacent garage bay has heavy solid iroko doors, light and power connected, work bench and access to a large boarded loft area. Gates to side of property and gravel path to:
Side garden	Path continues to rear garden. Raised side lawn with Silver Birch, Catalpa trees and colourful flower borders. Fencing to the boundary and screened from the driveway by modern trellis with climbing roses and plants. Corner gravel terrace and power points.
Main Rear Garden	Raised slate terrace outside garden room. Stone water feature and L-shaped stone bench opening onto a level lawn. Two wildflower borders surrounding herbaceous borders. Fencing and Espalier trees screen the side boundaries with Wisteria and shrubs. The rear boundary is enclosed by rustic chestnut post and rail fencing affording glorious open views over the immediately adjoining farmland and toward trees that border the River Test. Summerhouse (recently installed) full height glazing onto elevations, narrow decked area to the front with LED downlighters. Garden store to side. Light and power connected.
Services	Mains electricity and water. Private drainage. Central heating using an air source heat pump. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6LW
Council Tax Band	F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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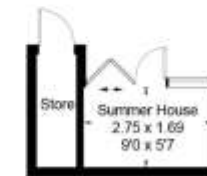
Approximate Floor Area = 186 sq m / 2002 sq ft
 Outbuildings = 24.3 sq m / 261 sq ft (Including Garage / Excluding Carport)
 Total = 210.3 sq m / 2263 sq ft



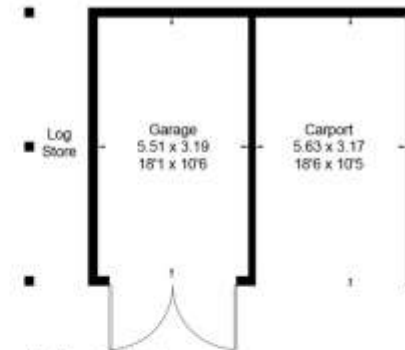
Ground Floor



First Floor



(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81089

Energy Efficiency Rating	
	Current Potential
Overall Energy Efficiency Rating	33 35
Overall Greenhouse Gas Rating	B5
Energy Efficiency Rating	A
Greenhouse Gas Rating	B
Energy Efficiency Rating	C
Greenhouse Gas Rating	C
Energy Efficiency Rating	D
Greenhouse Gas Rating	D
Energy Efficiency Rating	E
Greenhouse Gas Rating	E
Energy Efficiency Rating	F
Greenhouse Gas Rating	F
Energy Efficiency Rating	G
Greenhouse Gas Rating	G
Rating of 100% (100% energy efficient)	
England, Scotland & Wales	