



EVANS & PARTRIDGE

WESTHILL, SALISBURY ROAD
BROUGHTON, STOCKBRIDGE















WESTHILL, SALISBURY ROAD, BROUGHTON, STOCKBRIDGE, HAMPSHIRE SO20 8BX

**A SPACIOUS LARGELY EXTENDED SEMI DETACHED 1930'S HOUSE WITH EXCELLENT FAMILY ACCOMMODATION
ARRANGED OVER THREE FLOORS INCLUDING LARGE DOUBLE BEDROOMS. IN AN ELEVATED POSITION
WITH FAR REACHING VIEWS**

**SUNDAY TIMES 20 BEST SECRET VILLAGES SEPTEMBER 2024
SET WELL BACK FROM THE ROAD WITH LONG DRIVE AND BRICK GARAGE
SOUTH WESTERLY FACING REAR GARDEN WITH OPEN VIEW TOWARDS BROUGHTON DOWN
TWO RECEPTION ROOMS - OPEN PLAN KITCHEN/DINER - UTILITY - WC
LARGE PRINCIPAL BEDROOM WITH WALK-IN WARDROBE AND EN SUITE SHOWER ROOM
THREE FURTHER DOUBLE BEDROOMS - BATHROOM - SHOWER ROOM
VILLAGE AMENITIES - EXCELLENT COMMUNITY - COUNTRY WALKS**

OFFERS INVITED AROUND: £700,000 Freehold

DESCRIPTION

A large 1930's semi detached house enjoying fabulous views with accommodation arranged over three floors, both this property and the adjoining neighbour were largely extended to the rear over three storeys at the same time. The resulting versatile accommodation includes porch, hall, living room and central sitting room (both with fireplaces), open plan kitchen with island and dining area, adjoining utility and cloakroom. On the first floor there is a spacious main bedroom and en suite, second double bedroom and the family bathroom. The second floor which enjoys the best views comprises of two further large double bedrooms and central family shower room.

LOCATION

The property is situated in the village of Broughton which offers everyday amenities including a well regarded pub/restaurant, 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 distance 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 Swithuns 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

Front

Paved approach to glazed double doors opening into:

Enclosed Entrance Porch	Wide oak frame windows on two aspects with oak sill. Exposed brick walls beneath. Quarry tiled flooring. High ceiling with pendant light point. Internal decorative oak/part glazed double doors within oak architrave leading into:
Reception Hall	Quarry tiled band at threshold remaining floor carpeted. Staircase rising to first floor with balustrade to one side. Low doors to understairs storage. Casement window to side aspect. High cupboard concealing meter and fuse box. Pendant light point. Panelled doors to living room and sitting room.
Living Room	A large reception room with wide picture windows to the front aspect overlooking driveway, front garden and beyond toward countryside. Open fireplace with tiled surround, tiled hearth and hardwood mantelpiece. Recesses to either side of chimney breast one with built in dresser, high level arched small pane glazed display area and double cupboard beneath. Pendant light point.
Sitting Room	Another good size reception room. Open fireplace housing log burning stove on raised quarry tiled hearth, polished granite surround and timber mantelpiece. Recesses to either side of chimney breast. Picture rail. Picture window to side aspect. Two pendant light points. Small pane glazed double doors with high internal windows to either side leading into:
Kitchen / Dining Room	Twin bowl stainless steel sink unit with mixer tap and drainer to one side. Roll top Beech block worksurfaces with ceramic tiled splashbacks. A range of high and low level cupboards and drawers incorporating open fronted tray storage and high level glazed china display cabinets. Free standing Kenwood cooker with double oven, grill, four ring ceramic hob above, extractor fan and light in hood. Recess and plumbing for dishwasher. Recess for undercounter freezer and space for tall fridge/freezer. Hardwood topped island with open fronted shelving to one end. Further double cupboards to either side. Ceiling spotlights. Small pane wide picture window to rear aspect with views over the rear garden and beyond towards Broughton Down. Half glazed stable style door to outside. Space for dining table and dresser. Open doorway into:
Side Hall	Ceramic tiled flooring, part glazed door to side porch and driveway. Internal small pane obscure glazed door into:
Utility	Roll top surface with stainless steel sink incorporating mixer tap and drainer, tiled splashback, cupboard under. Recess and plumbing for washing machine. Traditional style radiator. Coat hooks and shoe storage. Window to side aspect. LED downlighter. Panelled door to:
Cloakroom	Wash hand basin with mixer tap, low level WC, ceramic tiled flooring. Window to rear aspect. LED downlighter. Broom cupboard.
<u>First Floor</u>	
Landing	Window to side aspect. Balustrade overlooking staircase. Further turning staircase with balustrade to side rising to second floor. Window to front aspect with views towards countryside. Pendant light point. Airing cupboard with wide slatted shelving. Further panelled doors to:
Principal Bedroom	A substantial long double bedroom featuring a large picture window to rear aspect with fabulous country views toward Broughton Down. Two pendant light points. Built-in double wardrobe. Further deep walk-in wardrobe with shelving built into one side, oak flooring, long hanging rails and open fronted shelving.
En Suite Shower Room	Pebble effect flooring. White suite, pedestal wash hand basin with mixer tap, tiled splashback and electric mirror above. Low level WC. Large quadrant shower enclosure with overhead and handheld attachments. Mirror fronted cabinet with spotlights. Large window to rear aspect with far reaching views. Ceiling light point.
Bedroom 2	Large double bedroom. Picture window to front aspect with far reaching views toward rolling countryside. Chimney breast with recesses to either side, one ideal for dressing table the other with built in open fronted shelving, drawers and high cupboards. Pendant light point.

Family Bathroom White suite. Pedestal wash hand basin with recessed mirror above, spotlight over. Panelled bath with mixer tap/hand held shower attachment to one end overhead mount and glass shower screen. Low level WC. Ceramic tiled flooring. Obscure glazed window. Ceiling light point. Extractor fan. Chrome towel radiator.

Second Floor

Landing Downlighters. Doors to:

Bedroom 3 A large double bedroom/sitting room with large picture window to the rear aspect affording wide views over countryside and toward Broughton Down. Built-in wardrobes. Pendant light point.

Bedroom 4 A further double bedroom. Two large Velux windows to front aspect with far reaching country views over roof tops. Pendant light point. Loft hatch.

Family Shower Room Wall hung basin with mirror, tiled splashback and light above. Quadrant shower with electric Mira shower. Low level WC. Towel radiator. Obscure glazed window. Velux skylight. Wall light.

Outside

Front Five bar gate onto a long concrete driveway with brick edged gravel bay to one side providing parking and access to the garage/workshop.

Front Garden This is screened to one side by recently installed close boarded fencing and to the opposite side by wrought iron railings. Daffodils and hedging plants, lawn and flowering Cherry tree. Front boundaries are screened by post and rail fencing, trees and tall Beech hedging.

Garage Single brick elevations beneath a tiled roof. Barn style double doors to front. Light and power connected. Opening to side into:

Rear Garden Paved patio area. Bay tree. Lean-to store at rear of garage. Generous, fairly level lawn. Two well stocked borders. Fencing to side the boundaries. The rear boundary is lower with post and rail and hedging plants to maintain an open view over adjoining paddocks and toward Broughton Down. Oil tank. Water butt.

Services Mains electricity and water. Oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

Directions SO20 8BX

Council Tax D

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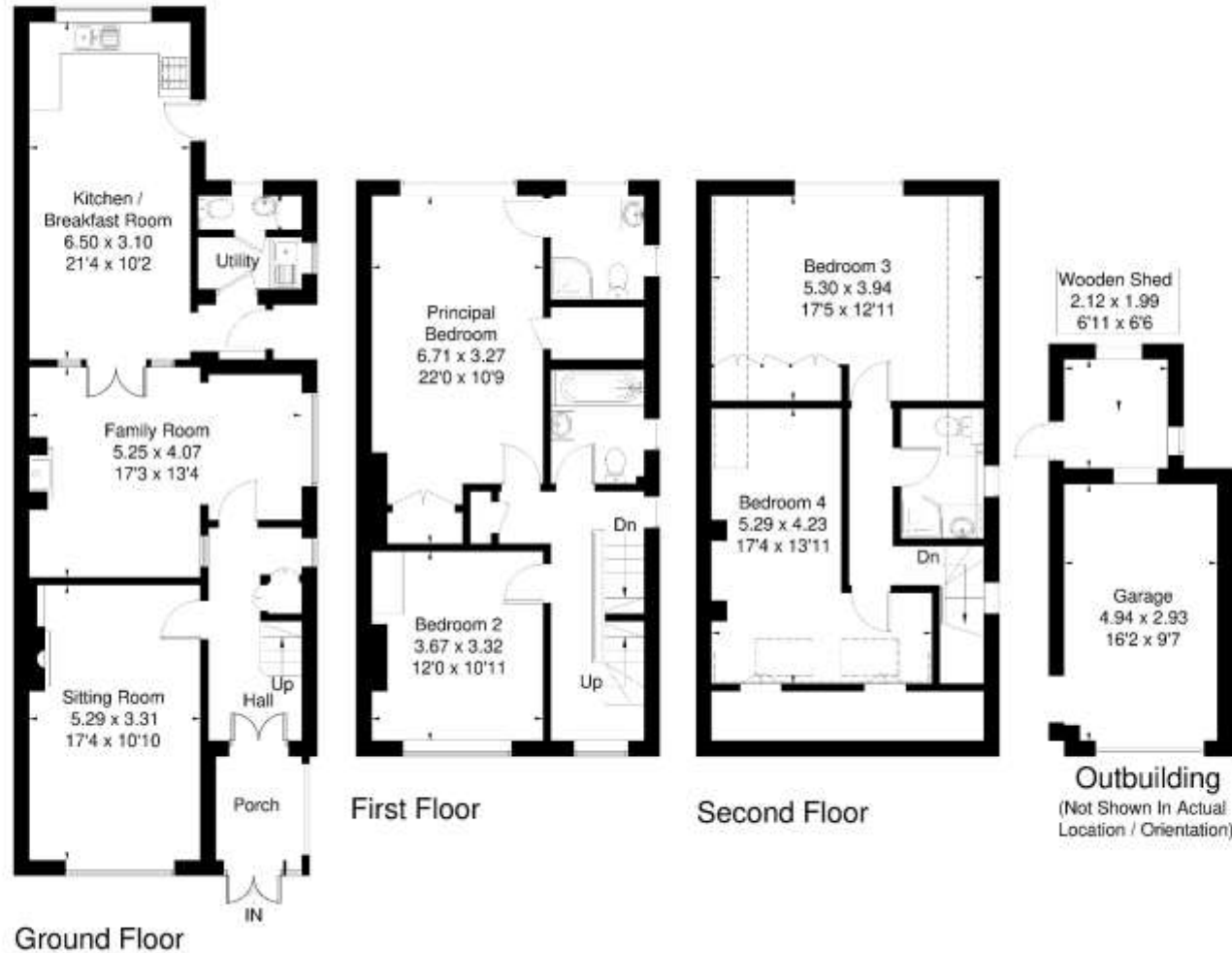
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Approximate Floor Area = 169.9 sq m / 1828 sq ft
 Outbuilding = 18.6 sq m / 200 sq ft
 Total = 188.5 sq m / 2028 sq ft



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