

HORSEBRIDGE ROAD

BROUGHTON



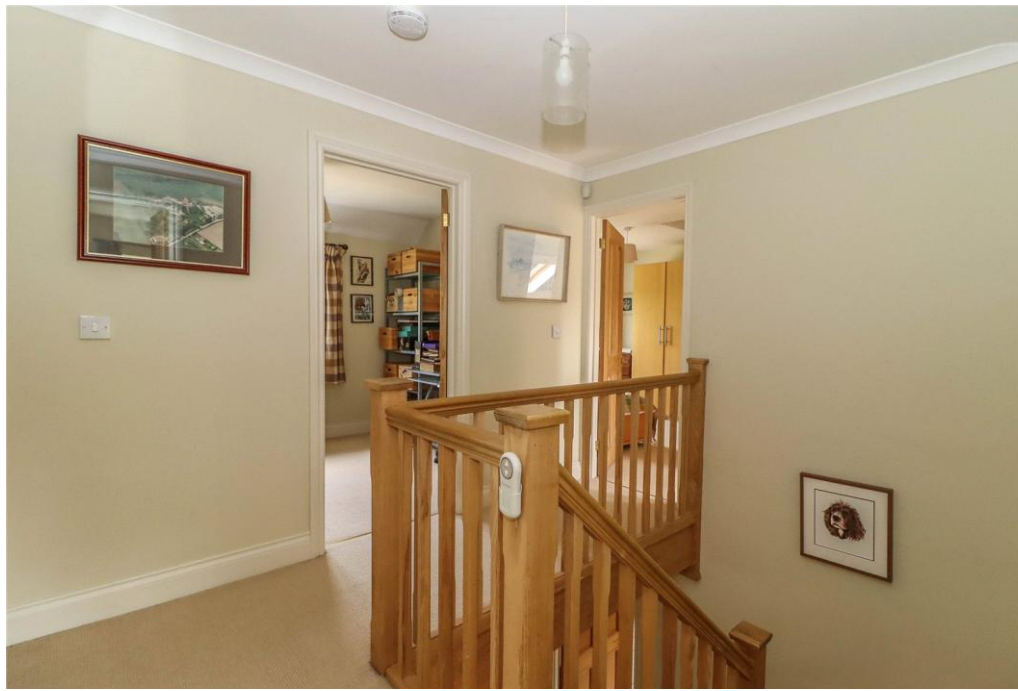
EVANS & PARTRIDGE















HAWKSWICK, HORSEBRIDGE ROAD, BROUGHTON, HAMPSHIRE SO20 8BD

A HIGH QUALITY INDIVIDUAL DETACHED MODERN HOUSE PROVIDING WELL PRESENTED ACCOMMODATION WITH FOUR BEDROOMS (THREE EN SUITE), A SOUTH WESTERLY FACING REAR GARDEN, DRIVEWAY AND DETACHED DOUBLE GARAGE QUIETLY SITUATED ON THE SOUTHERN EDGE OF THE VILLAGE WITHIN A SHORT WALK OF THE CENTRE AND ITS AMENITIES.

**RECEPTION HALL AND CLOAKROOM
LIVING ROOM - SITTING / DINING ROOM - KITCHEN / BREAKFAST ROOM - UTILITY
FOUR BEDROOMS, THREE EN-SUITE
QUIET ELEVATED SETTING WITH VIEW TO FRONT TOWARDS TRIBUTARY OF THE RIVER TEST
EXCELLENT LOCAL WALKS AND VILLAGE AMENITIES
VIBRANT VILLAGE COMMUNITY**

OFFERS INVITED AROUND: £875,000 Freehold

DESCRIPTION

An individual detached house constructed of brick elevations beneath a tiled roof. The well presented accommodation includes a generously proportioned central reception hall and cloakroom, square sitting room with doors to the main terrace and garden, a separate dual aspect sitting/dining room with fireplace and an open plan kitchen/breakfast room with Rayburn and separate utility. To the first floor there are three double bedrooms each with an en suite as well as a fourth bedroom/study. The property is elevated from the lane and has a south westerly facing rear garden with wrap round terrace. To the rear boundary there is a gravel driveway leading to a barn style double garage/work shop.

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 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 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 and Andover.

ACCOMMODATION

Entrance	Paved approach and steps up to a wide tiled entrance porch standing on oak posts and low brick walls. Paved flooring. High vaulted ceiling and lantern style lights to either side of front door with high level glazed panel leading into:
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Reception Hall	A large L-shaped hall featuring a turning open tread oak staircase with exposed chamfered balustrade to one side rising to the first floor. Stannah stairlift that can remain or be removed prior to completion as required. Tiled flooring. Space for long sideboard/bureau. Central pendant light point. Ceiling coving. Window to front aspect. Oak panelled doors to living room, sitting room with dining area, open plan kitchen/breakfast room and:
Cloakroom	White suite. Pedestal wash hand basin with tiled splashback and mirror above. Low level WC. Obscure glazed window to front aspect. Tiled flooring. Ceiling light point, extractor fan.
Living Room	A square shaped reception room of good size with, central glazed double doors with further full height glazing to either side opening onto the terrace and overlooking the main garden. Central ceiling light point, ceiling coving. Oak panelled door into kitchen/breakfast room.
Sitting / Dining Room	Sitting Area: Open fireplace housing log burning stove on raised stone hearth with pine mantelpiece. Deep recesses to either side of the chimney breast. Large window to front aspect with view over the lane towards the Wallop Brook. Pendant light point, ceiling coving. Dining Area: Space for dining room table, pendant light point, glazed door to rear terrace and main garden.
Kitchen / Breakfast Room	Kitchen: Stainless steel 1½ bowl sink, polished granite drainer and mixer tap. Polished granite work surfaces with ceramic tiled splashbacks. A range of oak fronted high and low level cupboards and drawers with high level corner shelving. Integrated under counter fridge and integrated Bosch dishwasher. Undercounter stove, double oven and grill with four ring ceramic hob above, extractor fan and light over. Recess housing oil fired modern Rayburn, two large ovens, a traditional double hob/hot plate and stainless steel splashback. LED downlighters. Large window to front aspect with view towards the Wallop Brook. Ceramic tiled flooring. Full width opening into: Breakfast Area: Space for family dining table and dresser. Ceramic tiled flooring. Downlighters. Window to the side aspect. Oak panelled door into:
Utility	Polished granite work surface with inset stainless steel sink and mixer tap. Recess and plumbing for washing machine. Comprehensive shelving. Worcester oil fired boiler. Ceramic tiled flooring. Extractor fan. Loft hatch. Large window overlooking the rear garden and half glazed door to rear terrace.
<u>First Floor</u>	
L-shaped Landing	Oak balustrade overlooking stairwell. Central pendant light point. Doors to bedroom suites and study/bedroom 4.
Bedroom Suite 1	Double bedroom. Window to the front aspect with attractive views. Alcove to side of chimney breast with built-in wardrobe. Pendant light point. Loft hatch. Panelled door to:
En Suite Shower Room	White suite. Pedestal wash hand basin with tiled splashback, mirror and light above. Low level WC. Large corner glass/tiled shower enclosure with mixer shower. Velux skylight. Downlighters. Extractor fan. Towel radiator.
Bedroom Suite 2	Double bedroom. Window overlooking the landscaped rear garden. Pendant light point. Door to:
En Suite Shower Room	White suite. Pedestal wash hand basin with tiled splashback, mirror and light over. Low level WC. Folding glass door into tiled enclosure with mixer shower. Downlighter, extractor fan.
Bedroom Suite 3	Double bedroom. Chimney breast with alcoves to either side. Window to the front aspect with views towards the brook. Pendant light points. Door to:

En Suite Bathroom	Well proportioned. Raised circular wash hand basin on tiled sill with oak fronted cupboard and shelving beneath. Separate pedestal wash hand basin with tiled splashback, mirror and striplight/shaver socket above. Panelled bath with mixer tap/handheld shower attachment to one end with overhead mount and glass shower screen, tiled surround. Low level WC. Tall chrome towel radiator. Two Velux skylights to rear aspect. Ceiling light point. Extractor fan.
Bedroom 4 / Study	Front facing window with views toward the Wallop Brook. Central pendant light point.
<u>Outside</u>	
Front	Steps from the lane rise to picket gate. Paved path to front entrance porch dissecting the front garden. Level lawns with specimen tree and shrub borders. Well enclosed by fencing, trellis and Beech hedging. Paved path continues round the side of the property where there is a raised planter, oil tank screened by trellis and climbing plants, wood store and wheelie bin area. Wide opening into:
Rear Garden	Generous paved terrace area which wraps round the rear of the house, electric awning above and the tremendous benefit of a south westerly aspect. Central lawn and wide central brick/paved steps to the rear with deep well stocked borders to either side. Gently curved gravel with re-claimed sleeper retainers rises to the rear boundary where the driveway and garaging are situated.
Driveway and Garaging	Access off South Lane. Gravelled drive enclosed by picket fencing providing parking and access to the double garage. Attractively constructed, oak framework and weather boarded elevations beneath a crop hipped tiled roof with weathervane. Barn style. Two sets of barn style double doors to front and either side of central oak pillar. Light and power connected. Small lean-to greenhouse to one side.
Services	Mains electricity, water and drainage. Oil central heating. Fibre broadband. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8BD
Council Tax	G

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

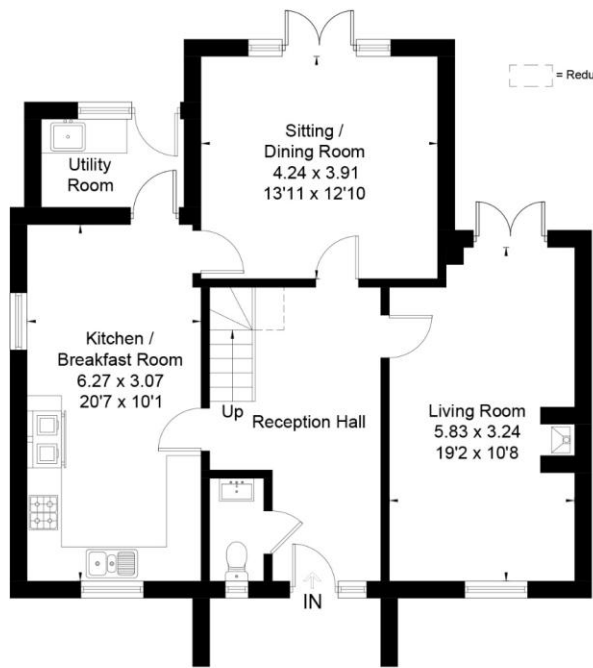
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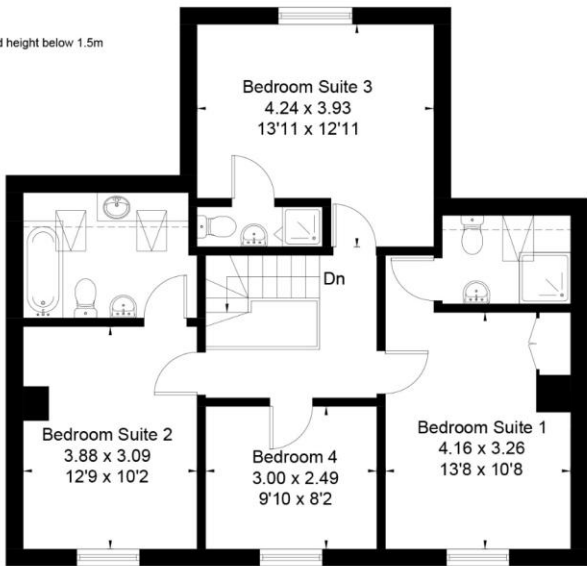
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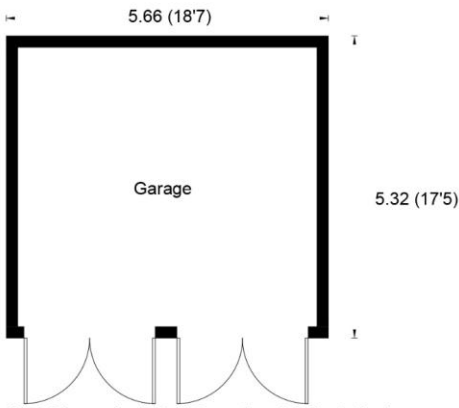
Approximate Floor Area = 148.2 sq m / 1595 sq ft
Garage = 25.7 sq m / 277 sq ft
Total = 173.9 sq m / 1872 sq ft



Ground Floor



Frst Floor



(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 #88915

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(39-47)	F		
(31-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	78
EU Directive 2002/91/EC			