



**EVANS & PARTRIDGE**

**MARTINS, HOUGHTON**  
STOCKBRIDGE, HAMPSHIRE





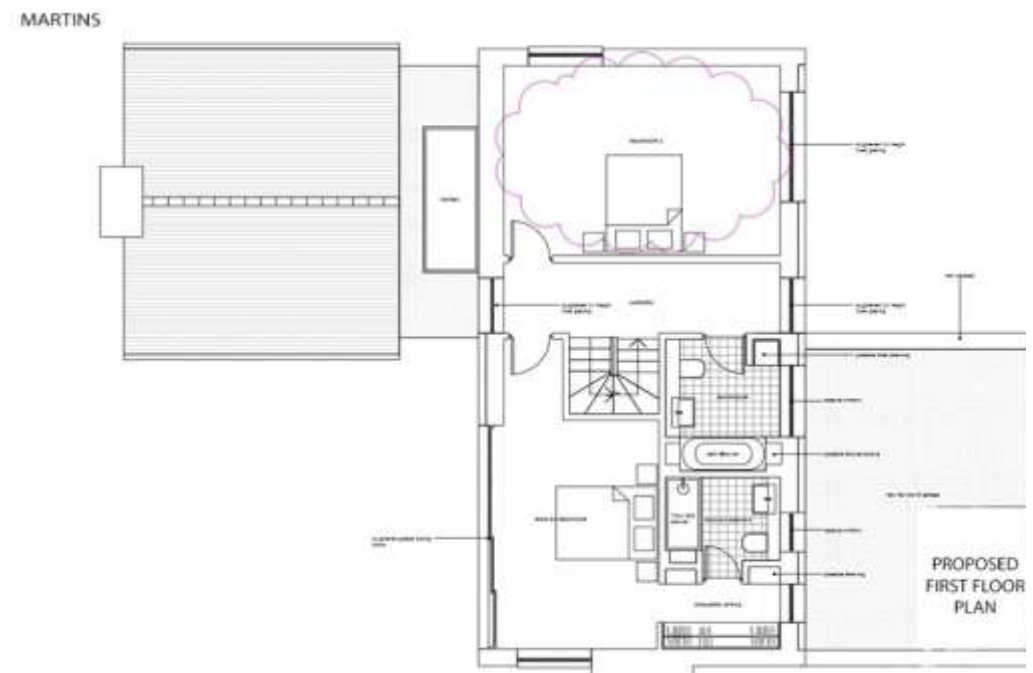
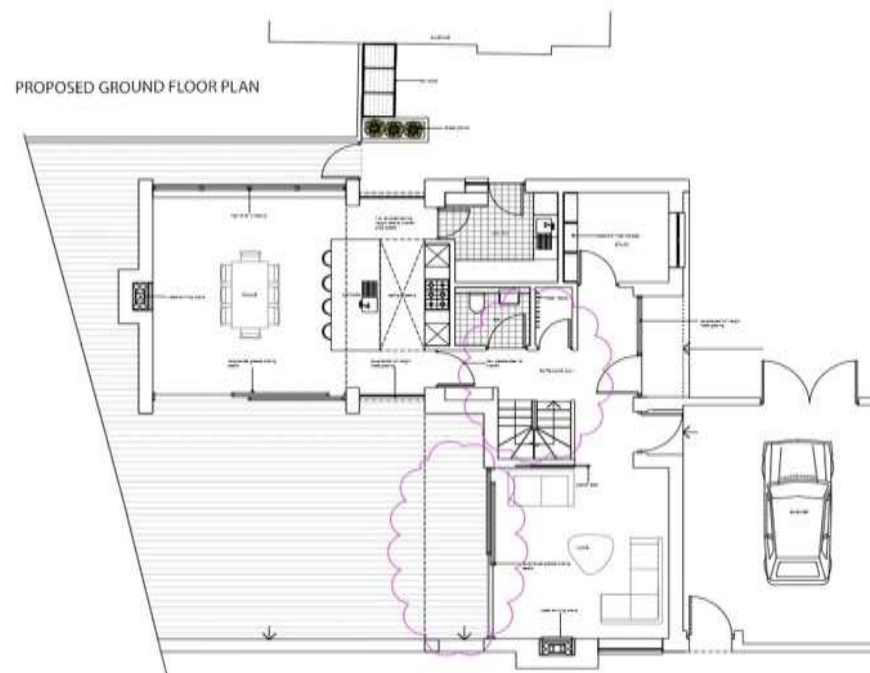








PROPOSED SITE PLAN



# MARTINS, HOUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 6LY

**A UNIQUE OPPORTUNITY TO ACQUIRE A DETACHED 1930S FAMILY HOME WITH DOUBLE GARAGE AND A BUILDING PLOT  
WITHIN THE GARDEN FOR A SPACIOUS CONTEMPORARY HOUSE BOTH QUIETLY SITUATED ON THE EDGE OF THIS HIGHLY  
SOUGHT AFTER TEST VALLEY VILLAGE**

**EXISTING HOUSE WITH PLANS FOR RE-MODELLING  
SPACIOUS ACCOMMODATION  
COMPACT GARDEN - LARGE DRIVE - DOUBLE GARAGE  
PLOT AND PLANNING FOR NEW HOUSE  
QUIET EDGE OF VILLAGE SETTING**

**OFFERS INVITED AROUND: £950,000 Freehold**

## **DESCRIPTION**

A detached family house with double garage being offered together with the former side garden where there is planning permission to erect a contemporary house. The new access has been installed to the plot as well as a new boundary fence. The main house has planning permission for a two-storey extension and some reconfiguring that would essentially provide a porch, hall with cloakroom, an open plan living dining room, separate study and a large open plan kitchen/breakfast room with central island, sliding doors to the rear garden, an adjoining utility and opening into the dining area. The first floor would have a principal bedroom with dressing area and en suite, three further double bedrooms (one en suite) and a family bathroom. The plan was also to turn the garage into a games room/home office/studio.

## **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 doctors surgery. The cathedral cities of Salisbury and Winchester are both within a 20 minutes drive, and the A303 is close at hand allowing convenient access to London, the South Coast and the West Country.

## **ACCOMMODATION**

<b>Large Enclosed Entrance Porch</b>	Glazed elevations standing on brick plinths, part obscure glazed door from outside. Quarry tiled flooring and views over the front garden. Oak panelled door with high level leaded obscure glazed panel leads into:
<b>Central Reception Hall</b>	Casement window to front aspect with cupboard beneath and display sill above. Staircase rising to the first floor with oak/glass balustrade. Oak effect flooring. Coving and LED downlighters. Internal oak panelled door to living room with formal dining area, family room, kitchen/breakfast room and cloakroom.
<b>Cloakroom</b>	L-shaped. White suite. Ceramic wash hand basin with mixer tap and tiled splashback, double cupboard beneath. Low level WC. Obscure windows on two aspects. High cabinet concealing fuse box. LED downlighters.
<b><u>Living Room with Formal Dining Area</u></b>	
<b>Living Area</b>	Open brick fireplace with granite surround and raised hearth, white washed timber mantelpiece. Picture window to front aspect overlooking garden and towards the lane. Ceiling coving. Central ceiling light point. Oak effect flooring. Full width opening into:
<b>Formal Dining Area</b>	Space for large entertaining table and sideboard or dresser. Oak effect flooring continues. Ceiling light point. UPVC glazed double doors open out into the rear garden.
<b>Family Room</b>	Wide bay picture window to the front aspect. Oak effect flooring. Further window to side aspect.

## **Kitchen / Breakfast Room**

<b>Kitchen</b>	Stainless steel 1½ bowl sink unit with mixer tap and drainer. Solid oak block work surfaces with similar upstand and metro tiled splashback. A range of high gloss white high and low level cupboards and drawers with deep pan drawers. Integrated undercounter fridge. Oven and grill, four ring ceramic hob and dishwasher. Full width windows to rear aspect continuing round to the side where there is a half glazed door leading to decking and the rear garden. Profile ceiling with LED downlighters. Opening to side of peninsular with breakfast bar to opposite side into:
<b>Breakfast Room</b>	Space for dining table. Window to side aspect. LED downlighters. Oak doors concealing a deep larder/pantry and a cupboard housing the oil fired boiler.
<b>First Floor</b>	Central split level landing with glass/oak balustrade continues overlooking the stairwell. Window to front aspect, LED downlighters, loft hatch. Deep cupboard housing a recently installed pressurised hot water cylinder and expansion tank. Window to side aspect. Oak doors to:
<b>Bedroom 1</b>	Bay picture window to the front aspect. Built-in double wardrobe. Pendant light point. Oak door into:
<b>En Suite Shower Room</b>	Re-fitted white suite. Wash hand basin with mixer tap, tiled splashback, double cupboard beneath. Low level WC. Glass door to metro tiled shower enclosure with mixer shower. Window to side aspect. LED downlighters. Extractor fan.
<b>Bedroom 2</b>	Large double bedroom. Picture window to the front aspect. Pendant light point.
<b>Bedroom 3</b>	Large double bedroom. Picture window to rear aspect. Pendant light point.
<b>Family Bathroom</b>	White suite comprising panelled bath with tiled surround, wall mounted shower, glass shower screen. Wide pedestal wash hand basin with tiled splashback and shaving mirror. Low level WC. Low chrome towel radiator. Large window to rear aspect. LED downlighters. Extractor fan.
<b>Outside</b>	Splayed access off village lane through tall Beech hedging into long sweeping tarmac drive extending to the side of the house providing plenty of parking, leading to a detached double garage.
<b>Double Garage</b>	Constructed of brick elevations beneath a hipped tiled roof. Electric up and over door to the front. Light and power connected. Window to rear. Personnel door opening into the rear garden.
<b>Front Garden</b>	Laid to lawn with flowering Cherry and shrubs, well screened by a mixture of brick walling and close boarded fencing.
<b>Rear Garden</b>	Compact and level. Small decked area and ramp to a paved terrace leading onto a level area of lawn well enclosed by tall close boarded fencing.
<b>Services</b>	Mains water and electricity, private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SO20 6LY
<b>Council Tax</b>	F
<b>THE PLOT</b>	A well situated building plot with permission to construct a unique contemporary house. All planning permission can be viewed via Test Valley Borough Council's website under planning reference 19/01615/FULLS. The permission that includes a large basement will give an overall internal gross area of 2,900 sq ft. If the basement was not installed, the square footage would amount to approximately 2,300 sq ft. The accommodation will comprise central hall, cloakroom and space for a lift, dual aspect living room, dual aspect open plan kitchen/dining room with open fireplace, separate utility and study/library. There is also a large garage/workshop with internal door to the middle of the house. To the first floor there is a dual aspect principal bedroom with dressing room and en suite bathroom, substantial dual aspect double bedroom with dedicated bathroom with a further double bedroom and en suite shower room on the second floor. There is an option for vaulted or high ceilings to add a feeling of space and light in the main bedroom suite.

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

**Tel. 01264 810702**

**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

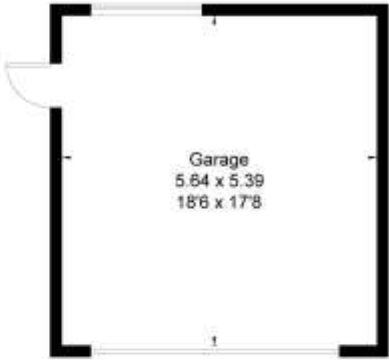
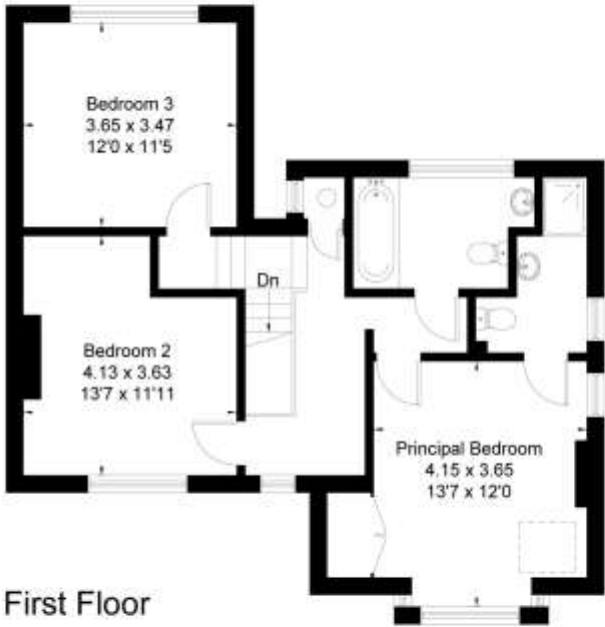
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)  
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 149 sq m / 1603 sq ft  
Garage = 30 sq m / 323 sq ft  
Total = 179 sq m / 1926 sq ft



(Not Shown In Actual Location / Orientation)



Drawn for illustration and identification purposes only by @fourwalls-group.com #92621

