

# VICTORIA COTTAGE, ROMSEY ROAD

## BROUGHTON, STOCKBRIDGE































# **VICTORIA COTTAGE, ROMSEY ROAD, BROUGHTON, STOCKBRIDGE, HAMPSHIRE SO20 8DB**

**AN ATTRACTIVE AND INDIVIDUAL DETACHED CHALET STYLE HOME WITH PARTICULARLY WELL PRESENTED  
ACCOMMODATION AND AN ATTRACTIVELY LANDSCAPED AND SECLUDED REAR GARDEN  
SITUATED ON THE EDGE OF THE VILLAGE**

**VIBRANT VILLAGE COMMUNITY  
EXCELLENT RANGE OF AMENITIES  
EXTENSIVE COUNTRY WALKS  
A BEAUTIFULLY PRESENTED AND MAINTAINED PROPERTY  
VIEWING HIGHLY RECOMMENDED**

**OFFERS INVITED AROUND: £725,000 Freehold**

## **DESCRIPTION**

An individual detached village home constructed of mainly brick and tile hung elevations beneath a tiled roof. The beautifully presented and surprisingly spacious accommodation includes living room with fireplace, formal dining room, open plan split level kitchen with informal dining area and utility, two large ground floor double bedrooms and a bathroom. The entire first floor has been dedicated to the principal bedroom suite comprising central landing/dressing area, double bedroom and large shower room. The rear level garden has been attractively landscaped and enjoys seclusion.

## **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**

### **Approach**

A paved path to front entrance. Outside lantern style light. Hardwood/obscure glazed door into:



<b>Reception Hall</b>	Long with two pendant light points, staircase with balustrade to side rising to the first floor. Pitch pine panelled doors to living room, open plan kitchen with informal dining area, family bathroom and bedrooms 2 and 3.
<b>Living Room</b>	A generously proportioned reception room with modern fireplace housing rolled steel log burning stove on raised stone hearth. Detailed ceiling cornice, high ceiling, central rose. Wall light points. Glazed double doors open onto the rear terrace and garden. Wide opening and steps descend to formal dining room. Space for large family/entertaining table, featuring full width bay window with central double doors opening onto the rear terrace and main garden. Wall light points and LED downlighters.
<b>Kitchen / Informal Dining Area</b>	An excellent split-level room comprising well equipped kitchen with central raised breakfast bar and informal dining area.
<b>Kitchen</b>	Oak block work surfaces. 1½ bowl sink unit with mixer tap and drainer. High and low level Shaker style cupboards and drawers with deep pan drawers. Undercounter stoves, oven and grill. Four ring ceramic hob above with extractor fan and light over. Recess and plumbing for dishwasher. Further undercounter recess for day fridge. Window to side aspect. LED downlighters. Pitch pine panelled door into utility/boot room and step up to side of oak peninsular/breakfast bar into:
<b>Informal Dining Area</b>	Picture window to the side aspect. Space for family dining table and sideboard. LED downlighters.
<b>Utility / Boot Room</b>	Spacious. Quarry tile flooring. Roll top worksurface with central stainless steel sink and mixer tap. A range of high and low level cupboards including a tall double fronted store. Space and plumbing for tall fridge freezer, undercounter recess and plumbing for washing machine and separate space for dryer. Coat hooks with open fronted shelving above. Sheila Maid. Windows to rear and side aspect. Half glazed oak door to rear garden. Enclosed boiler with roll top sill above.
<b>Bedroom 2</b>	A generous square double bedroom. Picture window to front aspect built into alcove with wide seat to front and storage beneath. Exposed lintel above. Pendant light point.
<b>Bedroom 3</b>	A generously proportioned double bedroom. Picture window to the front aspect with exposed oak lintel above. Pendant light point.
<b>Bathroom</b>	Large and well appointed. White suite comprising panelled bath with mixer tap/handheld shower attachment to one end, tiled sill to opposite end and tiled surround, pedestal wash hand basin. Low level WC. Large corner, raised, glass/tiled shower enclosure with Cheltenham mixer shower. Ceramic tiled flooring. Picture window to side aspect. Downlighters. Towel radiator. Part tiled walls, mirrors and mirror fronted medical cabinet, extractor fan and door to:
<b>Airing Cupboard</b>	Slatted shelving and low level radiator.
<b>First Floor</b>	The whole of the first floor has been used to create a generous principal bedroom suite comprising central landing/dressing area, generous double bedroom and large shower room.
<b>Landing / Dressing Area</b>	Balustrade overlooking the stairwell. Velux skylight to either side aspect. A range of low level cupboards extending into the eaves. Double doors into a walk-in wardrobe with light. Pendant light point and doors to:



<b>Principal Bedroom</b>	Generous double bedroom. Window at gable end overlooking the rear garden. Two Velux lights to side aspect. Central ceiling downlighters. This room has a substantial floor space but restricted head height lowering to the side walls.
<b>Shower Room</b>	Spacious with frosted Velux lights to either side aspect. Central glass/tiled shower enclosure with mixer shower. Pedestal wash hand basin with Travertine tiled splashback, glass shelf and mirror above. Low level WC. Cupboards extending into eaves space. Chrome towel radiator. Ceramic tiled flooring.
<b><u>Outside</u></b>	
<b>Front Garden</b>	Picket gate within low brick walling and paved path leading to front entrance. Sleeper retained, well stocked raised borders to either side and surrounding gravel beds. Wrought iron double gates with vehicle access onto a long gravel driveway extending to the side of the property and providing end to end off road parking. Log store, raised oil tank and water butt. The boundaries are all well enclosed by fencing or mature hedging plants. A wide gate at the end of the drive leads into the rear garden. This enjoys good privacy and has been beautifully landscaped by the present owners comprising a paved terrace area outside the living room and formal dining room opening onto a central shaped lawn with well stocked colourful borders full of plants, shrubs and some interesting specimen trees. Flower and rose borders extend to either side of the boot room door and porch. A Sandstone curved terrace with brick edging has been formed at the rear border for late sunshine. Pergola and climbing plants above. Screened to the rear by brick walling.
<b>Rear Garden</b>	The rear garden is well enclosed by fencing and trees. To the far corner a gravel path leads round to a small courtyard side garden where there is a raised vegetable bed and space for storage sheds. Outside tap.
<b>Services</b>	Mains water and drainage, electricity, oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SO20 8DB
<b>Council Tax</b>	E

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

**Tel. 01264 810702**

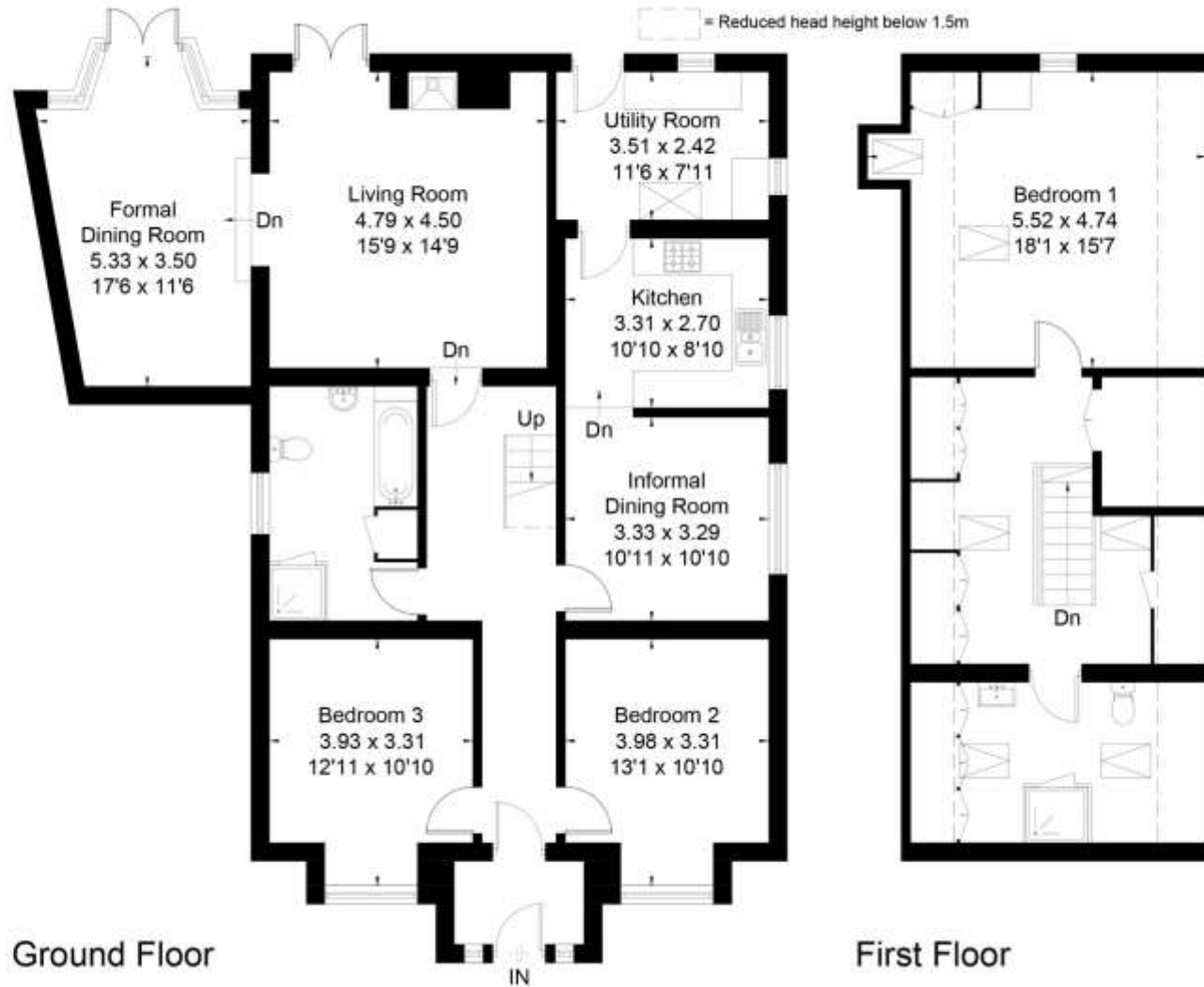
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Approximate Floor Area = 185.2 sq m / 1993 sq ft



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 #92885

