



EVANS & PARTRIDGE

OLD MARKET HOUSE
BROUGHTON, STOCKBRIDGE















OLD MARKET HOUSE, HIGH STREET, BROUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 8AA

**A SUBSTANTIAL DETACHED PERIOD HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT, SET IN THE HEART OF THIS
EXTREMELY SOUGHT-AFTER VILLAGE**

**VIBRANT COMMUNITY AND RANGE OF AMENITIES
BROUGHTON REGULARLY MENTIONED IN NATIONAL PRESS BEST PLACES TO LIVE.
NEARLY 3,000 SQFT ALL WELL PRESENTED
CHARMING SECLUDED QUIET GARDEN
IMMENSE CHARACTER THROUGHOUT
KITCHEN/BREAKFAST ROOM WITH AGA - MODERN EN SUITE AND BATHROOM**

OFFERS INVITED AROUND: £995,000 Freehold

DESCRIPTION

A large detached Grade II Listed house, believed in part to date back to the 16th Century, constructed of attractive brick elevations with some exposed framework beneath a tiled roof. The accommodation, which extends to nearly 3,000 sq ft is tastefully presented throughout, with recently replaced bath and shower rooms. Additional benefits include a private garden with two patio areas, a summerhouse and a screened entertaining area, large garage/workshop with vaulted ceiling, kitchen with four oven Aga and granite work surfaces, good ceiling heights, numerous exposed beams and timbers, seven fireplaces, oil fired central heating with radiators and a superb wine cellar and basement.

LOCATION

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

Outside light. Corner tiled porch. Fine old door leading into:

Reception Hall

Ornate hand made oval window with central bulls eye to front aspect. Ceiling timbers. High level case concealing meter/fuse box. Door into:

Large Sitting Room	Rubbed brick edged inglenook fireplace with central cast iron wood burning stove, internal seat and display sills, brick hearth. Exposed wooden floor boards. Numerous exposed ceiling timbers. Window to side aspect. High level leaded window within exposed framework with view through to formal dining room.
Study	Decorative corner fireplace (not in use). Exposed framework to one elevation. Window to side aspect.
Passageway	Internal part glazed door. Full height oak frame casement windows to rear aspect overlooking patio and garden. Framework and beams. Slate flooring. Door into formal dining room. Door and steps descending into cellar and basement. Wide opening into utility.
Formal Dining Room	A large impressive room with windows to the front and side aspects. Attractive brick fireplaces to either end of room. Numerous ceiling beams and timbers. Exposed wooden floor boards and framework to one elevation. Door to entrance hall.
Inner Hallway	Beams. Part obscure glazed door into kitchen/breakfast room. Ledged panelled door into cloakroom.
Kitchen	Separate breakfast/informal dining area. KITCHEN: Stainless steel 1½ bowl sink unit with granite drainer to side and mixer tap. Range of cupboards and drawers. Polished granite work surfaces. Space for upright fridge/freezer. Recess and plumbing for dishwasher. Four oven Aga (oil fired two oven Aga with two hobs, electric unit comprising two ovens with ceramic warming plate over). Beams and framework. Terracotta tiled flooring. Stable style door opening onto rear garden. High level window to rear aspect. Wide picture window to side aspect. Opening to side of peninsular and through exposed framework into: BREAKFAST/INFORMAL DINING AREA: Exposed timbers and framework to one wall. Small pane window with views over the rear garden. Terracotta tiled flooring. Open fireplace (not in use).
Cloakroom	White suite comprising wash hand basin on decorative wash stand with drawer and shelf beneath. Low level WC. Ceramic tiled flooring. Window to side aspect. Beams and framework. Electric radiator.
Utility/Boot Room	Circular stainless steel sink unit with 'Franke' mixer tap set in polished concrete work surface with ceramic tiled splash back and high gloss grey cupboards above and below. Slate flooring. Vaulted ceiling with exposed oak rafters and beam. 'Sheila Maid'. Window to rear aspect. Part glazed door to outside. Slate flooring with under floor heating. Exposed elm boarding to one elevation. Panelled door into large attached barn style garage. Brick steps descend to:
Cellars/Basement	HALLWAY: Low door into basement. Heavy cast iron gate leading into: WINE CELLAR: Fitted with wine boxing and shelving. Light and power connected. BASEMENT: Split level. Central brick pier. Ideal games room.
<u>FIRST FLOOR</u>	
Split Level Landing	Diamond leaded window to side aspect. Exposed beams and studding. Balustrade overlooking stairwell. Exposed floor boards. Fine old latch door into master bedroom suite, opening within framework into inner landing/upper sitting room.
Upper Sitting Room	Former fireplace (not in use) with exposed beam over, brick hearth. High ceilings. High dormer window to rear aspect. Exposed framework and beams. Fine wide exposed floor boards (thought to be an original feature). Large corner shelved linen cupboard. Opening into inner landing. Doors to bedroom three and bathroom.

Master Bedroom Suite	HALLWAY: Wide exposed floor boards. Door into shelved cupboard. Latched doors into luxury en suite shower room and bedroom. BEDROOM: Large double bedroom with attractive brick fireplace (not in use). Wide exposed floor boards. High level leaded window to front aspect. Exposed wall plate and framework. Panelled door into walk-in cupboard with light. EN SUITE: Chrome wash stand. Display sill above ceramic basin with central mixer tap and tiled splash back. Low level WC. Large curved glass/tiled shower enclosure with overhead shower and wide high level tiled sill. Stone effect flooring. Chrome towel radiator. LED downlighters. Wide rustic timber display sill with shaver socket to one end. Extractor fan.
Inner Landing	Floor boards. Access to loft space via hatch. Panelled doors into bedrooms two and four.
Bedroom Two (Split Level)	LOWER STUDY/DRESSING AREA: Dormer window to rear aspect overlooking garden. Built-in cupboard. Step up to side of ornate timber into: DOUBLE BEDROOM: Dormer window to rear aspect. Exposed framework to wall. Access to loft space via hatch.
Bedroom Three	Window to side aspect. Exposed purlins and wall plate. Two built-in double cupboards with central open area between. Small corner brick fireplace (not in use). Access to loft space via hatch.
Bedroom Four	Wide exposed floor boards. Window to side aspect. Exposed purlins. Alcove with built-in storage and display sill over.
Family Bathroom	Contemporary freestanding double ended bath with raised corner mixer tap. Chrome wash stand with ceramic basin. Central mixer tap and tiled splash back. Low level WC. Large corner glass/tiled shower enclosure with overhead mixer shower. Stone effect flooring. Leaded obscure glazed window to side aspect. Chrome towel radiator and LED downlighters.
Garage/Workshop	Large attached barn style garage/workshop with double doors to front. Exposed framework and vaulted ceiling. Feature gable end with exposed chalk block, flints and lathe and plaster area. New EV Charger. Light and power connected.
OUTSIDE	The property fronts onto the High Street. Shrub borders with Yew, roses and Wisteria. Brick paved area in front of entrance porch.
Main Garden	Lies to the rear of the property and comprises a brick paved courtyard style patio area with shrub and plant borders. Steps rise onto a level lawned area surrounding by wide shaped borders containing an interesting variety of flowers, plants, mature shrubs, specimen trees and an ancient apple tree. Ornamental pond. The garden enjoys a good deal of privacy, being well screened on all sides by mature hedging. Attractive L-shaped brick wall with inset arched timber gate which screens a secluded gravel terrace, corner bar area ideal for firepit and entertaining. Further brick paved patio area to rear corner boundary which enjoys late sun. Summerhouse constructed of timber/glazed elevations beneath a shingle roof. External oil fired boiler.
Services	Mains water and electricity. Private drainage (mains available if required). Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SO20 8AA

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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Approximate Floor Area = 268.4 sq m / 2889 sq ft (Includes Garage)

Summer House = 6.6 sq m / 71 sq ft

Total = 275.0 sq m / 2960 sq ft

