



EVANS & PARTRIDGE

**HUNTERS COTTAGE, HOUGHTON
STOCKBRIDGE, HAMPSHIRE**











HUNTERS COTTAGE, HOUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 6LW

A CHARMING DETACHED PERIOD HOME THAT HAS BEEN PROFESSIONALLY RENOVATED AND MODERNISED THROUGHOUT OFFERING GENEROUSLY PROPORTIONED LIGHT AND WELL-APPOINTED ACCOMMODATION WITH A WESTERLY FACING LANDSCAPED GARDEN OF APPROACHING A THIRD OF AN ACRE SET IN THE HEART OF THIS POPULAR VILLAGE

**QUIETLY SET IN THE HEART OF THE VILLAGE
EXTENSIVE COUNTRY WALKS - TEST AND CLARENDON WAY
0.31 ACRE PLOT - LEVEL WESTERLY FACING LANDSCAPED GARDEN
LARGE LIGHT ROOMS
THREE EN SUITE BEDROOMS
PROFESSIONALLY RENOVATED WITH TASTEFUL FINISHES THROUGHOUT**

OFFERS INVITED AROUND: £1,170,000 Freehold

DESCRIPTION

Hunters Cottage is a fine Grade II Listed period home, believed to date back to the 1500s. It features a traditional timber frame with rendered and brick infill panels beneath a thatched roof, together with a later single-storey rear addition. The property has been sympathetically restored by a renowned local building firm, including full re-wiring, complete re-plumbing, added insulation and new limestone flooring with underfloor heating throughout the ground floor. The accommodation offers good ceiling heights, large windows and spacious rooms, including a reception hall with cloakroom, two reception rooms each with a fireplace and three en suite bedrooms, the principal with an impressive exposed brick chimney and fireplace. The large level plot extends to about 0.31 acres featuring a spacious hard landscaped terrace area and a generous lawn all enjoying a westerly aspect.

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 doctor's surgery. The cathedral cities of Salisbury and Winchester are both within a 20 minute drive, the A303 is close at hand allowing convenient access to London, the South Coast and the West Country.

ACCOMMODATION

Approach

Sandstone path with gravel borders leads to an ornate iron porch with a vaulted ceiling, sandstone paved flooring and an overhead lantern style light. A solid oak panel door provides entry to:

Reception Hall

Small pane cast windows are set to either side. The hall has limestone flooring with underfloor heating and a central ceiling light point. A panel latch door leads into:

Cloakroom	Deep alcove with wide rectangular raised basin and central mixer tap set on a sandstone sill. Large mirror above with oak shelf beneath. Low-level WC. Wide leaded picture window to side aspect. Limestone flooring with underfloor heating. Central ceiling light point and extractor fan.
Drawing Room	Triple aspect, split level, principal reception room centred on a large inglenook fireplace with wide exposed beam and curved brick corbel above. A cast iron oven door remains in one corner, although the bread oven has been removed. The room includes exposed ceiling beams and timber framework to all walls. Three front windows, one rear window and a cast window to the gable provide natural light. Flooring is limestone tiled with underfloor heating. Central ceiling light point and spotlights. A turning staircase in one corner leads to the principal bedroom suite. Beneath the staircase is the meter and fuse box. A wide opening beside the fireplace connects to:
Dining Room	Dual aspect reception room centred on a curved brick open fireplace with exposed beam. Exposed ceiling beams and timber framing throughout. Cottage style picture window to the front and a cast double window to the side. Limestone flooring with underfloor heating. Central ceiling light point. A turning, open tread staircase, rises to Bedroom Suite 2. A panel latch door with high level opening to side leads into:
Kitchen / Breakfast Room	A bright room with wide windows on two aspects. Limestone flooring with underfloor heating. Polished quartz work surfaces and inset triple bowl Villeroy & Bosch sink with central mixer tap and small drainer. Fitted navy coloured low-level cupboards and drawers with integrated Bosch dishwasher. Range style oven with tiled splashback and extractor fan in hood above. Samsung American style fridge freezer with oak surround and rustic oak shelving to either side. Wide leaded picture window with oak window seat to side aspect. A smaller cast obscure glazed window is also set to the side. Three further windows to the opposite aspect overlook the landscaped gardens. Space for breakfast table. Wall and pendant light points. Central ceiling light point. Door with high-level bullseye glazed panel leads to:
Laundry Room	Cast and stained glass windows to the front and rear aspects. Work surface with recess and plumbing for washing machine and space for dryer beneath. Limestone tile splashback with high cupboard above. Ceiling light point and extractor fan.
Bedroom Suite Three	A ground floor double bedroom, or reception room, with leaded window to the side overlooking the main garden. Cast stained glass window and half-glazed door to the rear garden. Limestone flooring with underfloor heating. Ceiling light points and loft latch door. Central ceiling light point. Access to:
En Suite Shower Room	Wash stand with raised rectangular basin and side mixer tap, storage below. Sliding glass door into tiled enclosure with overhead and handheld shower. Low-level WC and leaded picture window to the side. Limestone flooring with underfloor heating. Central ceiling light point and extractor fan.
<u>FIRST FLOOR</u>	
Principal Bedroom Suite	Landing area with exposed beams and small window to the gable end. Pendant light point. Doors lead to the en suite bathroom and main bedroom.
Main Bedroom	Dual aspect double bedroom with central brick fireplace, raised stone hearth and exposed chimney breast. Exposed supports, purlins and framework to walls. Cottage window to the front and wide ornate cast picture window to the rear overlooking the garden. Ceiling light point.

En Suite Bathroom	Raised tiled, oak edged, platform with inset double ended roll top bath and central mixer tap with hand shower. Wash stand with wide ceramic basin and mixer tap. Low-level WC. Exposed beams. Ceiling light point. Small window to gable end. Towel radiator. Extractor fan.
Bedroom Suite Two	Small landing with exposed floorboards and latch door into a dual aspect double bedroom. Exposed beam and framework. Windows to front and side. Central pendant light point. Loft hatch. Panel door to:
En Suite Bathroom	Cast window to side. Exposed beams. White suite with wide ceramic wash basin and mixer tap, bath with tiled surround, low-level WC. Ceiling light point. Tall towel radiator. Extractor fan.
OUTSIDE	At the front is a freshly laid level lawn with privet hedging screening the boundary. Gravel and sandstone path, iron picket gate and well stocked borders. Access off the village lane with splayed gravel approach to a five-bar gate between brick piers and curved walls, giving access to a large private drive providing ample parking and space for a garage STPP. Raised oil tank. Sandstone path with inset block detailing leads to the entrance porch. Gravel borders, brick and stone edged features with shrubs, plants and specimen trees. Covered bike store, or barbecue area, with exposed posts and wall lights. A bespoke iron balustrade surrounds part of the garden. Sandstone terrace with iron decorative pergola. Off this large entertaining terrace, accessed also via the driveway, is a large level westerly facing lawn dotted with a variety of trees and enclosed by a mixture of tall fencing; part walled with a summer house to one corner. Paths provide access around the property.
Services	New oil boiler (external), mains water, private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 6LW
Council Tax	Test Valley Borough Council - Band F

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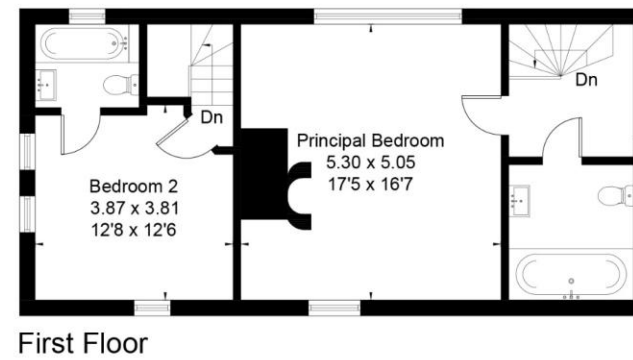
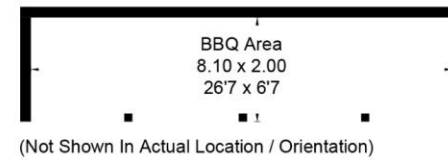
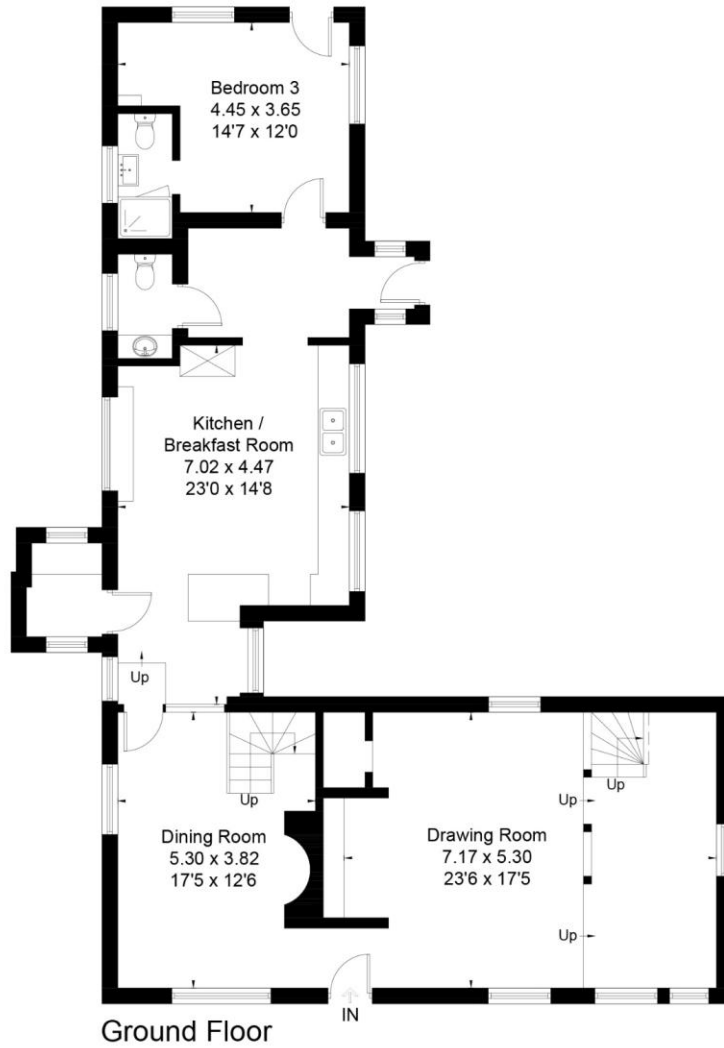
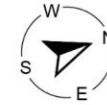
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Approximate Floor Area = 181.6 sq m / 1955 sq ft (Excluding BBQ Area)



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 #98235