



**EVANS & PARTRIDGE**

**WAYSIDE, HOUGHTON**  
**STOCKBRIDGE, HAMPSHIRE**















# WAYSIDE, HOUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 6LH

AN ATTRACTIVE SEMI-DETACHED PERIOD COTTAGE WITH A BEAUTIFUL, SECLUDED GARDEN, SET IN THE HEART OF THIS POPULAR TEST VALLEY VILLAGE

CENTRAL VILLAGE SETTING  
BEAUTIFUL GARDENS  
USEFUL OUTBUILDINGS  
TWO RECEPTION ROOM - THREE BEDROOMS  
CLOSE TO STOCKBRIDGE  
EXCELLENT WALKING AND HIGHLY REGARDED PUB/RESTAURANT

**OFFERS INVITED AROUND: £650,000 Freehold**

## DESCRIPTION

A well proportioned and characterful period home, enviably situated in the heart of the village near the war memorial, church and pub/restaurant; The Boot, with its riverside garden and summer kitchen. Wayside enjoys tremendous individual charm and is not being Grade II listed. The accommodation includes a reception hall/porch, sitting room with open fireplace and exposed beams, separate dining room with inglenook fireplace and log-burning stove, both featuring deep front facing bay windows, as well as a kitchen, back hall/snug area and ground floor cloakroom. Upstairs are two double bedrooms, the principal with a dressing area that could accommodate an en suite, split-level third single bedroom with study area and a family bathroom. Additional features include a driveway providing off-road parking leading to a useful garage/workshop with a workroom/utility to the rear, used as laundry and extra storage for fridge/freezers, a separate boiler room and garden store, a raised summer house with wine cellar beneath and a charming, mature cottage garden that enjoys peace and privacy. This property is likely to appeal to those downsizing, wishing to be

## LOCATION

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

<b>Approach</b>	Outside lantern style light. Hardwood door leading into:
<b>Enclosed Porch</b>	Windows on three aspects. Wall light point, fuse box and half glazed doors to the sitting room and dining room.

<b>Sitting Room</b>	Open brick fireplace with brick edged raised hearth and display sill above. Recesses to either side of the chimney breast, each with high level book/display shelving and one with low level double cupboard. Wide bay picture window to the front aspect with deep display sill. Exposed ceiling beam and joists. Wall light points. Panel door with high level leaded window to one side leading into the kitchen.
<b>Dining Room</b>	A further good sized reception room featuring a wide inglenook style fireplace housing a log burning stove on raised ceramic hearth with exposed oak beam above. Deep recesses to either side of the chimney breast, each with high level display shelving concealing doors to deep cupboards behind. Wide bay window to the front aspect with deep quarry tile fronted display sill. Exposed chamfered ceiling beam and wall light points. Wide opening to the rear of the room into the back hall/snug.
<b>Kitchen</b>	Two windows enjoying views over the main rear landscaped garden. Roll top work surfaces with tiled splash backs. Range of limed oak fronted high and low level cupboards and drawers. One and a half bowl sink unit with mixer tap and drainer. Stoves freestanding cooker comprising double oven, grill and four ring hob. Under counter recess for fridge. Tall larder/pantry cupboard. Recess and plumbing for dishwasher. Door to outside where a covered walkway connects the end of the house with the garage and work room. Further opening into the back hall/snug.
<b>Back Hall / Snug</b>	Staircase with balustrade to one side and understairs storage. Space for chair and writing desk with display shelves above. Part glazed double doors opening onto a rear patio and enjoying views over the attractive garden. Coat hooks, wall light point and sliding door into:
<b>Cloakroom</b>	Wash hand basin with tiled splash back. Low level WC. Obscure glazed window to side aspect. Wall light point.
<b>First Floor</b>	Spacious central landing with exposed ceiling beams and upright post. Balustrade overlooking stairwell. Cupboard concealing hot water cylinder. Further doors to:
<b>Principal Bedroom</b>	A dual aspect L shaped double bedroom featuring a large picture window to the front aspect and high leaded window to the side aspect. Built in double wardrobe. Wall light point and long alcove ideal for dressing table. Open walkways to either side of upright support leading into:
<b>Dressing Area / Potential En Suite</b>	Large deep window to the rear aspect overlooking the main garden with view beyond towards the River Test. Pedestal wash hand basin with tile splash back. Built in wardrobes. Chest of drawers with display area above. Wall light point.
<b>Bedroom Two</b>	A large double bedroom with wide picture window to the front aspect. Exposed chimney breast to one wall with bookshelf to front and display recess beneath. High double cupboard to one side of the chimney breast. Exposed beam. Wall light point.
<b>Bedroom Three</b>	A split level T shaped single bedroom. Upper level: exposed beam and space for single bed. Down lighters. Opening to side of exposed post to Lower level: window overlooking the garden. Deep built in high level cupboard extending over staircase. Further down lighter.
<b>Bathroom</b>	Two windows overlooking the rear garden. White suite comprising pedestal wash hand basin with tile splash back and strip light with shaver socket above. Low level WC and panel bath with tile surround, mixer tap and handheld attachment with overhead mount and shower curtain screen. Towel radiator and high double cabinet.

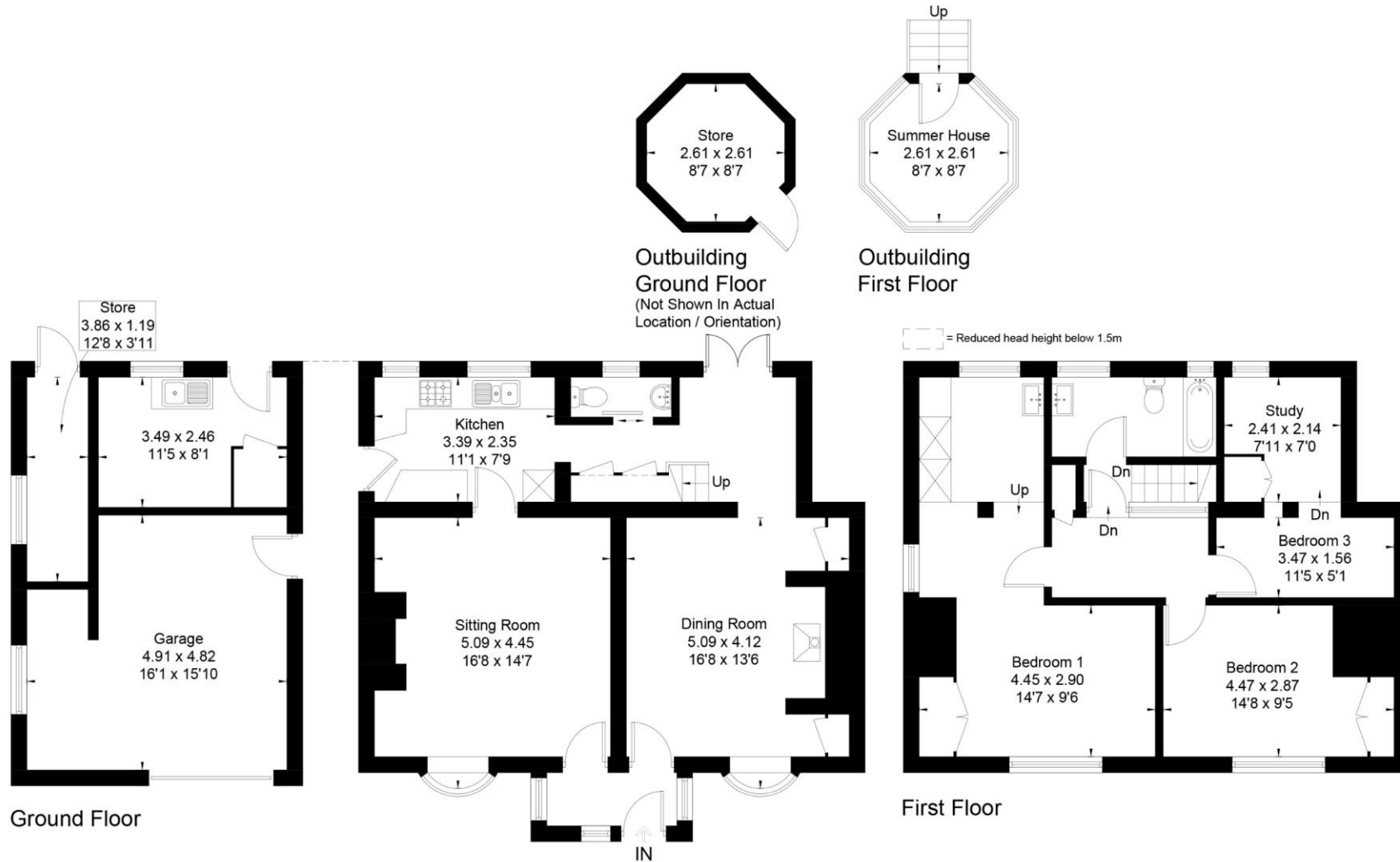
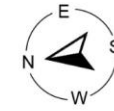
<b>Outside</b>	Access off lane onto hard standing providing access to the garage workshop and parking for one to two vehicles. The front garden comprises well stocked flower, shrub and rose borders extending to either side of the entrance porch. Grassed area with further shrubs. Front boundary screened by dwarf brick wall with central wrought iron gate to lane.
<b>Outbuilding</b>	A useful whitewashed building beneath a profile roof comprising a garage workshop with work room and store to the rear.
<b>Garage Workshop</b>	Electric remote operated panel door to the front. Alcove with workbench and large window to the side aspect. Shelving, lighting and power points.
<b>Workroom / Utility</b>	Window to rear aspect. Stainless steel basin with tile splash back, drainer and double cupboard beneath. Space and plumbing for washing machine. Room for dryer and fridge freezers. Coat hooks, light and power points. Door concealing boiler cupboard housing Worcester Danesmoor oil fired boiler. Further garden store accessed externally from a rear door.
<b>Rear Garden</b>	A particularly attractive feature of this village home. Split level lawns with curved brick retaining walls and raised rose and flower borders. An abundance of further flowerbeds and borders to shrubs and specimen trees. Central pergola, rose covered. Substantial mature apple tree with circular terrace beneath. Boundaries well enclosed by a mixture of fencing and hedging plants.
<b>Summer House</b>	Unusual and attractive with the feel of a fishing hut, located behind the outbuilding. It comprises a raised octagonal summer house with vaulted ceiling and exposed supports, with windows and door overlooking the garden, together with a further store or ideal wine cellar beneath.
<b>Services</b>	Mains water, private drainage, oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Council Tax</b>	Test Valley Borough Council - Tax Band F
<b>Directions</b>	SO20 6LH

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
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**Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 126.2 sq m / 1358 sq ft  
 Garage = 21.7 sq m / 233 sq ft  
 Outbuildings = 24.6 sq m / 265 sq ft  
 Total = 172.5 sq m / 1856 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 #100618

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: E  
 Potential: C