

**BROUGHTON**  
Nr STOCKBRIDGE



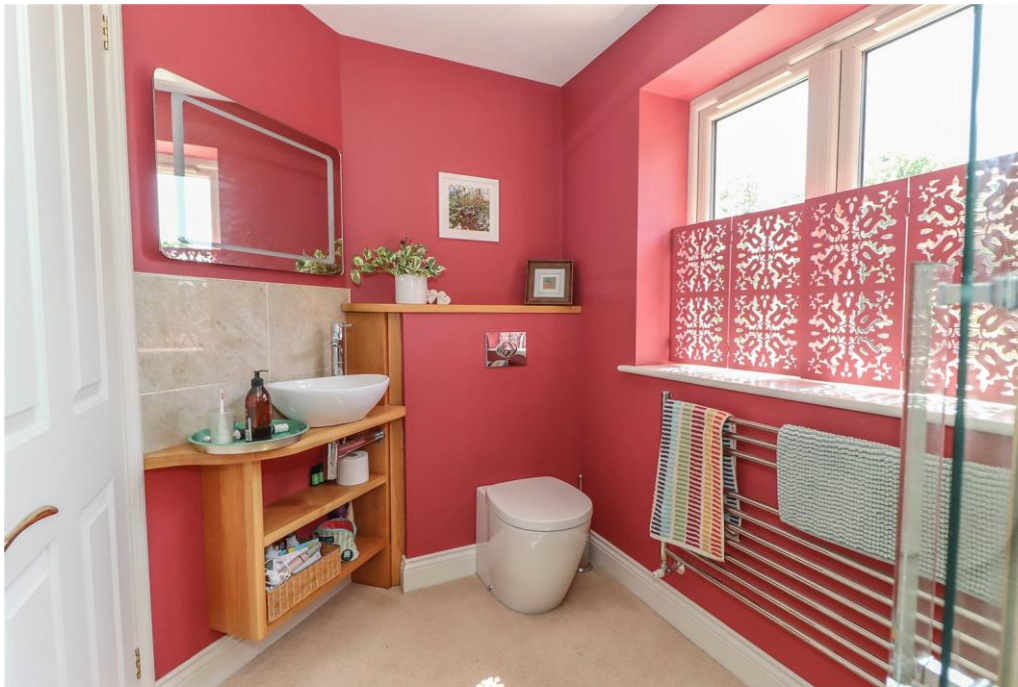
**EVANS & PARTRIDGE**















# NEW INSTRUCTION, BROUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 8BT

**AN OUTSTANDING DETACHED HOUSE SET IN APPROACHING HALF AN ACRE OF BEAUTIFULLY LANDSCAPED GARDENS AND GROUNDS, OFFERING BEAUTIFULLY PRESENTED AND WELL APPOINTED ACCOMMODATION INCLUDING A SELF CONTAINED ANNEXE/HOLIDAY LET, IN THIS HIGHLY REGARDED AND WELL SERVED VILLAGE CLOSE TO STOCKBRIDGE.**

**HOUSE: 2,349 SQFT HOUSE/GARAGE AND ALL BUILDINGS: 3,246 SQFT  
VIBRANT VILLAGE COMMUNITY WITH 2 PUBS, - SHOP/CAFE - SCHOOL - DOCTORS SURGERY - CHURCH  
SUPERB COUNTRY WALKS THROUGH AND AROUND THE VILLAGE  
BEAUTIFULLY PRESENTED THROUGHOUT AND WELL APPOINTED  
STUNNING LANDSCAPED GARDENS INCLUDING A WALLED MEDITERRANEAN GARDEN AREA  
QUALITY DOUBLE GARAGE WITH SELF-CONTAINED LUCRATIVE B&B ABOVE/GUEST ACCOMMODATION**

**OFFERS INVITED AROUND: £1,250,000 Freehold**

## DESCRIPTION

A beautifully designed and exceptionally well executed modern detached home, built in 2013 by the present owners to replace a former bungalow and make the most of its superb, secluded 0.47 acre plot in Broughton. The spectacular gardens are a particular highlight, featuring a unique walled garden with a Mediterranean feel, created within the original walls of the 1930s bungalow and complemented by a charming bothy and gardeners WC tucked into one corner. The immaculately appointed house offers versatile accommodation including a stunning open plan kitchen family room, three reception rooms, utility room and shower room; while the first floor provides four double bedrooms, two with en suite facilities, and a spacious family bathroom. A large double garage is topped by a well designed self contained annexe, ideal for guest accommodation, B&B, or multi-generational living. The property also has the benefit of underfloor heating throughout the ground floor except the utility and solar panels on the garage roof.

## 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, doctor's 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**

Access off drive to a wide sandstone path to a large split level covered porchway with LED downlighters. Glass and panelled front door with similar side panels leading into:

### **Reception Hall**

Turning oak staircase with chamfered oak balustrade. Porcelain limestone effect flooring. Manifold for underfloor heating concealed within decorative case. LED downlighters. Panel/part glazed door to living room and open plan kitchen/breakfast room with family area. Further panelled doors to study and:

<b>Wet Room</b>	A well appointed cloakroom with porcelain and travertine tiled shower area with wall mounted mixer shower. Oak sill and raised circular ceramic basin with corner mixer tap. Low level WC with concealed cistern with display sill, large mirror and striplight/shaver socket above. LED downlighters and extractor fan.
<b>Living Room</b>	Dual aspect. Picture window to the front aspect overlooking a wildflower meadow; wide glazed double doors with full height glazed panels to either side opening onto the rear terrace and garden. Central open fireplace housing rolled steel log burning stove on raised granite hearth with whitewashed mantelpiece. Engineered oak flooring. Pendant and LED downlighters. Further panel/glazed door leading into:
<b>Dining Room</b>	Triple aspect with wide glazed double doors opening onto the rear terrace with high level windows to either side and to further side aspect windows taking in views of the beautifully landscaped gardens. Space for large table, dresser and sideboard. Porcelain limestone effect flooring. Pendant light point. Panel/glazed door into kitchen/breakfast room with family area.
<b>Study</b>	Dual aspect. Window to front aspect overlooking the wildflower meadow and further window to side aspect. Engineered oak flooring. Pendant light point.
<b>Kitchen/Breakfast Room/Family Area</b>	FAMILY AREA: Dual aspect. Large central tall open fireplace with raised log burning stove with back boiler. Log storage beneath and raised mantel/display sill above. Picture window to side aspect. Wide glazed double doors with further full height glazed side panels opening onto the rear terrace and overlooking the landscaped gardens. Porcelain limestone effect flooring. Panelled door into utility and opening into KITCHEN/BREAKFAST ROOM: Belfast style twin bowl sink unit with central mixer tap and polished granite drainer to one side. Polished granite work surfaces with similar upstands and windowsill. Further oak block work surfaces including a wide peninsular unit with breakfast bar. A range of low level cupboards and drawers including deep pan drawers. Neff double oven and grill. Integrated fridge, Le-mans corner carousel storage. Integrated Neff dishwasher. Five ring Neff LPG hob with tall granite splash back behind. Limestone effect flooring continues. This room features a substantial bay picture window providing views to the front aspect, driveway and wildflower meadow.
<b>Utility</b>	Solid oak block work surface. Stainless steel sink with mixer tap and drainer. A range of high and low level cupboards and drawers including a tall pantry cupboard. Concealed water softener. Recess for undercounter freezer. Recess and plumbing for washing machine. LED downlighters. Extractor fan. Limestone effect flooring. Glazed door to side veranda, driveway and garaging.
<b>FIRST FLOOR</b>	A wide oak step leads up to a large central landing, L shaped with space for study area to front of picture window. Display shelves. Pendant light points. Loft access. Panelled doors to:
<b>Principal Bedroom</b>	A large dual aspect double bedroom with picture window to the rear aspect taking in views of the main garden as well as a distant outlook towards countryside and Broughton Down. Two further large windows to the side aspect. Central pendant light point. Space for substantial bedroom furniture. Panelled door into:
<b>En Suite Shower Room</b>	Oak block surface with tiled splash back and raised oval ceramic basin with corner mixer tap and open fronted shelving beneath. Low level WC to one side with concealed cistern and oak sill above. Electric mirror. Sliding glass door into large walk in fully tiled shower with overhead and handheld attachments. Chrome towel radiator. Picture window to the rear aspect with far-reaching views.
<b>Bedroom Two</b>	A dual aspect double bedroom. Picture window to front aspect. Velux skylight to side aspect. Pendant light point. Door to large eaves cupboard housing hot water cylinder with expansion tank. Further useful eaves store. A further panelled door leads into:
<b>En Suite Shower Room</b>	White suite comprising wash hand basin with cupboard beneath. Mixer tap, tiled splash back, striplight/shaver socket above. Low level WC. Corner curved glass and tiled shower enclosure with mixer shower. Slate effect flooring. Chrome towel radiator. LED downlighter. Extractor fan. Door at one end into a walk-in linen cupboard with plenty of slatted shelving and separate light.
<b>Bedroom Three</b>	A large square double bedroom and ideal guest room adjacent to the family bathroom. Wide picture window affording views of the garden and beyond. Pendant light point.

<b>Bedroom Four</b>	A smaller double bedroom. Picture window to the front aspect. Pendant light point.
<b>Family Bathroom</b>	A large room with substantial curved double ended bath with Corian sill to one side and raised taps. Wide washstand with raised oval basin, side mixer tap and drawers beneath. Low level WC with concealed cistern. Corner glass/tiled shower enclosure with overhead and handheld attachments. Slate effect flooring. Picture window to rear aspect. Striplight/shaver socket. LED downlighters. Extractor fan. Tall chrome towel radiator.
<b><u>OUTSIDE</u></b>	
<b>Double Garage/Annexe</b>	An attractive brick and weather boarded construction with a tall, tiled roof. Independent electric remote operated roller doors conceal two substantial garage bays, both with light and power connected, one housing the Grant oil fired boiler and a pressurised hot water cylinder for the self-contained annexe. Door between the garages in central wall.
<b>Annexe/Holiday Let</b>	Off the drive there is a rustic open tread oak staircase and balustrade rising up to a small balcony overlooking the main garden where there is a half glazed stable style door into ANNEXE: A good sized living/bedroom with oak effect flooring throughout and two large dormer windows to the front aspect. CORNER KITCHEN: Oak effect work surfaces with long metro tiled splash back. Stainless steel sink with drainer and mixer tap. High and low level cupboards and drawers. Under counter oven and grill with four ring ceramic hob. Integrated day fridge unit. LED downlighters throughout annexe and loft hatch. Door conceals SHOWER ROOM: Long roll top sill with basin to one end. Mixer tap and electric mirror above. Low level WC with concealed cistern. Glass door into SHOWER: Alcove with shelf. Towel radiator. Slate effect flooring.
<b>Access and Driveway</b>	Access off road onto tarmac apron leading to five bar gate onto a long stone edged gravel driveway, with mature hedging to either side, leads to the front of the house and garaging, widening to provide comprehensive parking. Curved herbaceous border extends to one side. Oil tank with screen brick walling. Further beautiful herbaceous border to the front of the kitchen window. To the far side of the driveway there is a large area of wildflower meadow dissected with mown paths and dotted with specimen trees enjoying privacy, well enclosed on all sides by tall hedging plants. To the front of house there is a sandstone paved path beneath an attractive oak framed veranda leading around the whole side of the house, providing an attractive covered walkway.
<b>Rear Garden</b>	An exquisite feature of the property and most impressive; the sandstone terrace extends to the rear of the house which is ideal for entertaining. To one end, sets of steps descend onto a formal garden area: shaped stone edged lawns, a meandering path, stunning well stocked herbaceous borders, an array of specimen trees and an attractive wildlife pond to the rear of the garage.
<b>Mediterranean Garden</b>	A unique feature, completely enclosed by painted tile capped walls, terracotta tiled terraced areas and surrounding herb and flower borders. 1930s tiled fireplace to one wall and access to the bothy/gardener's WC (timber clad/pebble dash elevations beneath a clay tiled roof - a door from the Mediterranean garden gives access. Basin and WC). To the rear of this area there is a rose garden and children's play area, timber garden shed, Box hedging screening a kitchen garden area with greenhouse and raised beds. Compost bins and a substantial log store to one corner.
<b>Services</b>	Mains electricity and water, private drainage. Oil Heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SO20 8BT
<b>Council Tax</b>	Test Valley Borough Council - Rate G

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

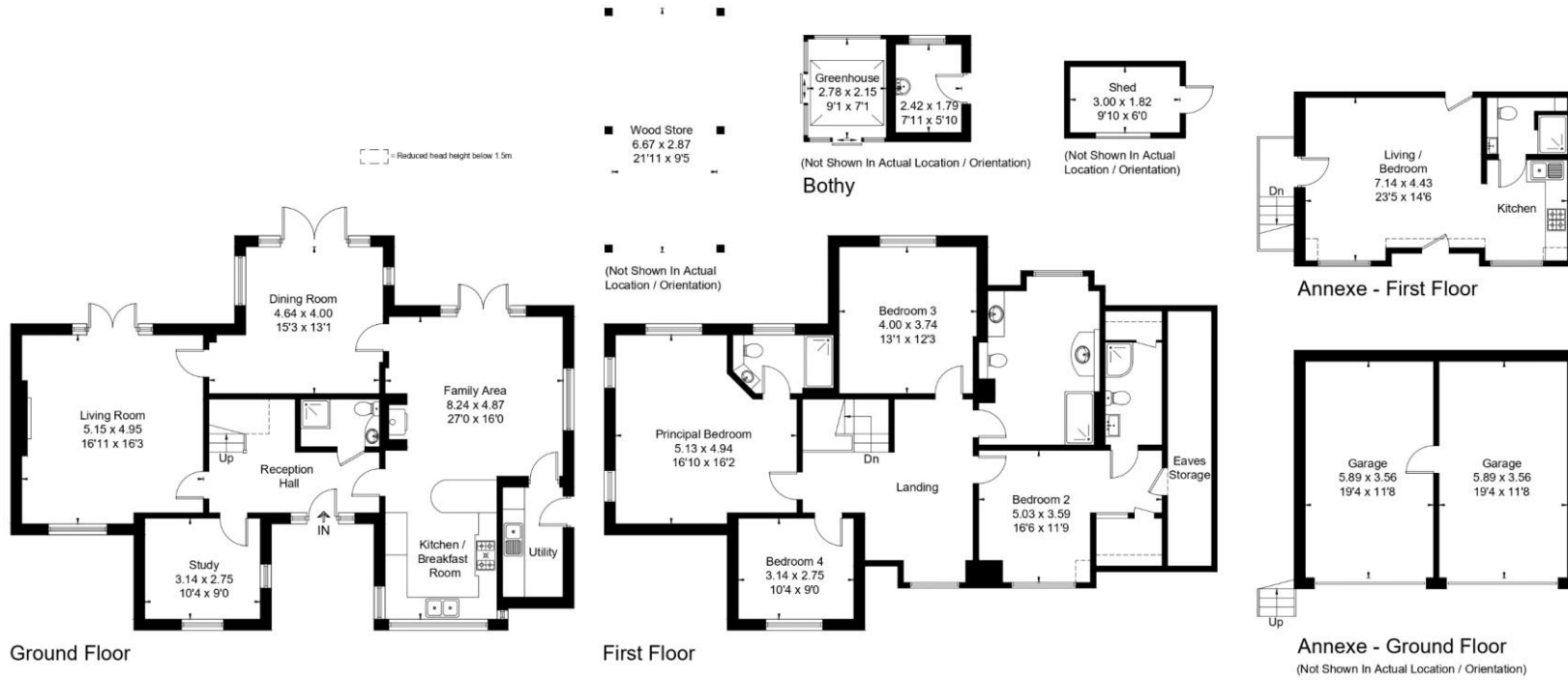
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Approximate Floor Area = 218.2 sq m / 2349 sq ft  
 Outbuildings = 83.3 sq m / 897 sq ft  
 Total = 301.5 sq m / 3246 sq ft (Excluding Eaves / Shed / Wood Store)



Ground Floor

First Floor

Annexe - First Floor

Annexe - Ground Floor  
 (Not Shown In Actual Location / Orientation)



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 #111044

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		