

# 2 SOUTH VIEW COTTAGES, HOUGHTON

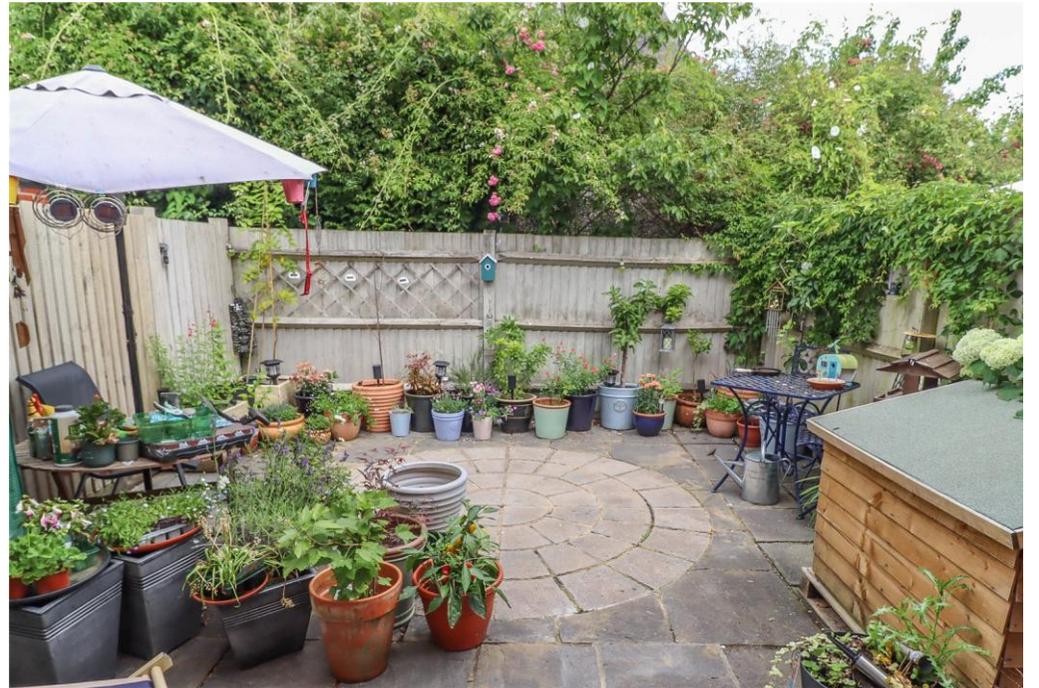


**EVANS & PARTRIDGE**











# 2 SOUTH VIEW COTTAGES, HOUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 6LR

**A WELL APPOINTED CHARACTER COTTAGE TOGETHER WITH A BARN STYLE GARAGE AND ENCLOSED GARDENS  
IN A QUIET POSITION SET BACK FROM THE LANE WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE**

**PORCH AND ENTRANCE HALL  
SITTING ROOM  
KITCHEN  
SHOWER ROOM  
PRINCIPAL BEDROOM WITH ENSUITE BATHROOM, WITH SECOND BEDROOM BEING A DOUBLE  
BARN STYLE GARAGE/WORSHIP WITH MEZZANINE STORAGE  
PARKING SPACE AND WELL ENCLOSED GARDENS**

**OFFERS INVITED AROUND: £340,000 Freehold**

## **DESCRIPTION**

A Victorian mid terrace cottage (one of just three properties) situated perpendicular to the lane, constructed of brick and timber clad elevations beneath a slate roof with a barn style garage incorporating mezzanine storage. The well-presented accommodation comprises a sitting room with open fireplace (currently not in use), well fitted kitchen with integrated appliances and ground floor shower room. To the first floor there is a principal bedroom with luxury en suite bathroom and a second double bedroom.

## **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 twenty minute drive, and the A303 is close at hand allowing convenient access to London, South Coast and the West Country.

## **ACCOMMODATION**

<b>Porch</b>	Lantern style light. Part glazed hardwood door leading into:
<b>Entrance Hall</b>	Oak flooring. LED down lighter. Arch into sitting room. Oak latch door into shower room.
<b>Sitting Room</b>	Attractive open brick fireplace (currently not in use) with electric stove effect heater on brick hearth with oak surround. Oak flooring. Window to front aspect. LED down lighters. Turning staircase rising to first floor with understairs dining area. Oak latch door into kitchen.
<b>Kitchen</b>	Ceramic 1½ bowl sink unit with mixer tap and drainer. Range of cream Shaker style high and low level cupboards and drawers, shelving, plate rack and wine storage. Beech block work surfaces and upstand. Under-counter Diplomat oven/grill. Four ring ceramic hood with decorative extractor hood above. Integrated slim-line dishwasher, fridge, freezer and washing machine. Small breakfast bar. Oak flooring. LED down lighters. Stable door with windows to either side leading into rear garden.

**Shower Room** White suite comprising pedestal wash hand basin with mixer tap, tiled splash back and mirror fronted cabinet above. Low level WC. Corner tiled shower cubicle. Oak flooring. Obscure glazed window to front aspect. LED down lighter. Extractor fan.

## **FIRST FLOOR**

**Landing** LED down lighter. Loft hatch. Oak doors to:

**Principal Bedroom** (Double bedroom) Window to front aspect. Cast iron Victorian fireplace with pitch pine surround. Recess to either side of chimney breast. LED down lighters. Oak latch door into:

**Luxury En Suite Bathroom** White suite comprising wall hung wash hand basin with mixer tap, tiled splash back, mirror fronted cabinet above and shaver socket. Panelled bath with mixer tap. Circular tiled shower enclosure. Low level WC. Chrome towel radiator. Tiled floor. Obscure glazed window to side aspect. LED down lighter. Extractor fan.

**Bedroom Two** (Double bedroom) Window to rear aspect. LED down lighters. Oak door into cupboard housing Glow Worm wall hung LPG fired boiler with slatted shelving.

**OUTSIDE** Access off village lane onto a hedge-lined gravelled track serving the terrace of three properties and further neighbour. Single gravelled parking space in front of the garage. A picket gate leads from the gravelled drive into a compact front garden where there is a small paved terrace area, ideal for evening sun, enclosed by mature beech hedging and post and rail fencing.

**Barn Style Garage / Workshop** Constructed of timber frame and clad elevations standing on brick plinths beneath a slate roof. Barn style double doors to front. Independent power supply from house with fluorescent lighting and general purpose 13 amp socket outlets. Substantial internal mezzanine storage area. External log store at rear and space for LPG bottles.

**Rear Garden** Compact and easily maintained, this comprises a paved circular area, well enclosed on all sides by high close boarded fencing, an ideal area for entertaining. Outside lighting.

**SERVICES** Mains water and electricity. Private drainage (shared with numbers 1 and 3). Broadband: currently connected to BT (Virgin also available if required). Note: No household services or appliances have been tested and no guarantees can be given by E & P.

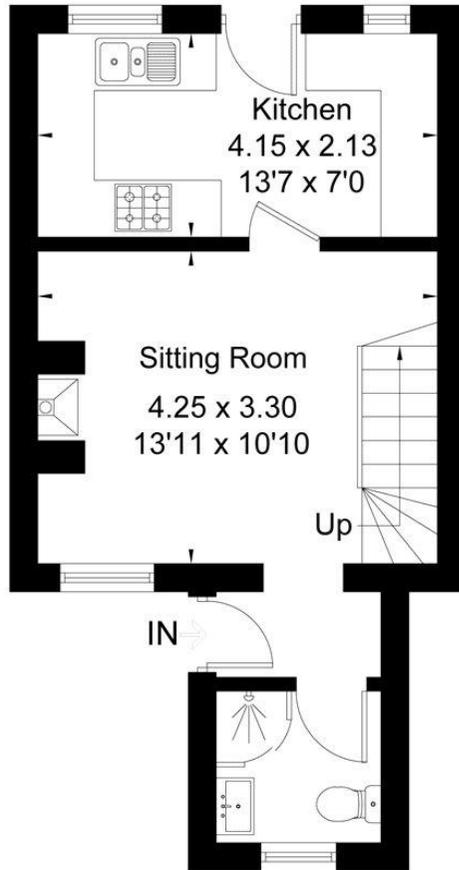
**Directions** SO20 6LR

**Council Tax** D

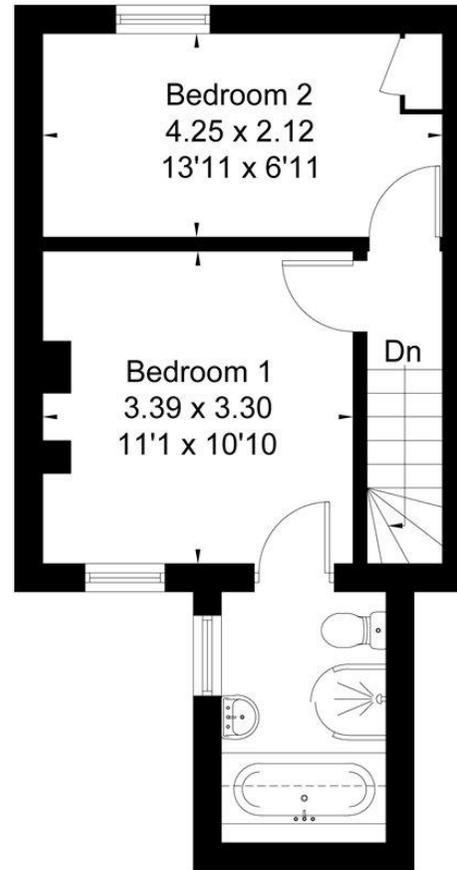
Approximate Area = 58.1 sq m / 625 sq ft  
 Garage = 13.4 sq m / 144 sq ft  
 Total = 71.5 sq m / 769 sq ft  
 Including Limited Use Area (2.2 sq m / 24 sq ft)



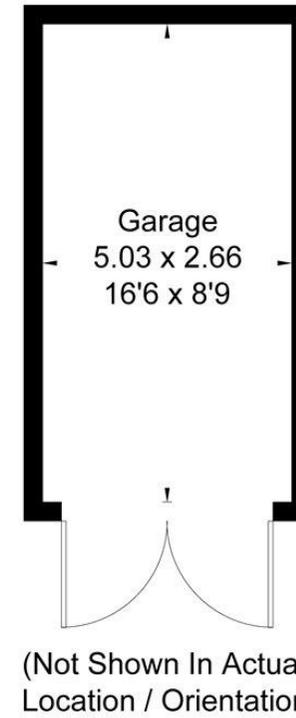
 = Reduced head height below 1.5m



Ground Floor



First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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1. These particulars are

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection of each of them.

3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

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		

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