



**HYDE FARM COTTAGE
BROUGHTON**

EVANS & PARTRIDGE











HYDE FARM COTTAGE, HORSEBRIDGE ROAD, BROUGHTON, HAMPSHIRE, SO20 8BD

A SEMI DETACHED 16TH CENTURY COTTAGE, A PARTICULARLY BEAUTIFUL BUILDING FEATURING SOME IMMENSELY IMPRESSIVE AND CHARACTERFUL ROOMS WITH A PRIVATE SOUTH WESTERLY FACING GARDEN QUIETLY SITUATED ON THE EDGE OF THIS HIGHLY SOUGHT AFTER VILLAGE.

**PLANNING PERMISSION TO EXTEND
LARGE CHARACTERFUL ROOMS
THREE DOUBLE BEDROOMS – BATH AND SHOWER ROOMS
TWO LARGE DUAL ASPECT RECEPTION ROOMS
KITCHEN/BREAKFAST ROOM
VIBRANT VILLAGE COMMUNITY AND EXCELLENT AMENITIES**

OFFERS INVITED AROUND: £625,000 Freehold

DESCRIPTION

A charming linked Grade II Listed period cottage forming part of a former farmhouse, featuring beautiful exposed beams and surprisingly spacious, well lit rooms with generously proportioned windows. The property benefits from a south westerly facing rear garden, a double carport, and an attractive edge of village setting with direct access to extensive countryside walks. Planning permission TVBC 24/01000/LBWS has been granted to demolish two small extensions and create a significantly larger ground floor, including a spacious kitchen breakfast room with glass doors to the garden, a separate utility room, and a new principal front entrance. The existing kitchen will be reconfigured to provide a boot room, ground floor shower room, and a proper staircase to the third bedroom, which is currently accessed via the second bedroom through a low doorway or by a ladder staircase, representing a substantial improvement to the layout and overall functionality of the cottage.

LOCATION

The property is situated in the village of Broughton which offers everyday amenities including a Community Post Office/store, doctors' surgery, village hall, church, public house, community pub and a primary school. There is excellent walking in the surrounding countryside with access onto the Clarendon Way and Broughton Down. The picturesque town of Stockbridge is about 4 miles away and provides a range of shops, hotels, restaurants, churches and a secondary school. The cathedral cities of Winchester and Salisbury are 12 and 13 miles distant 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; there are also Grammar Schools in Salisbury. Farleigh Preparatory School is within a short drive. Other local public schools include Winchester College and St Swithun's in Winchester, Godolphin, Chafyn Grove and the Cathedral School in Salisbury. There is excellent fishing on the River Test and a golf course in Leckford as well as two in Andover.

ACCOMMODATION

Approach

The main access door is from the rear terrace where there is a curved glass storm porch with outside lighting. A part glazed panel latch door leads into:

Hallway

Oak effect flooring and a wide opening to one side into the kitchen/breakfast room. Pitch pine latch door and step up into:

- Sitting Room** A stunning dual aspect reception room with beautiful square proportions with an impressive inglenook fireplace, housing a modern log burning stove standing on a raised flagstone hearth with a substantial beam above. Heavy exposed ceiling beam and timbers with exposed framework to one wall. Windows to front and rear aspects. Wall light points. Latch door and concealed turning staircase rising to the first floor with a low door to the understairs storage cupboard. A further pitch pine latch door leads into:
- Living/Dining Room** A further substantial dual aspect reception room featuring heavy exposed ceiling beam and timbers. Brick open fireplace with raised hearth and beam above (currently not in use). Two windows to the front aspect and wide windows to the rear aspect overlooking the terrace and garden. Wall light points and corner cupboards.
- Kitchen/Breakfast Room** Dual aspect and recently refitted; long roll top work surfaces with metro tiled splash backs and a range of high and low level navy coloured cupboards and drawers including deep pan drawers. Stainless steel one and a half bowl sink unit with mixer tap and drainer. Under counter oven and grill with four ring induction hob above and stainless steel extractor fan with light over. LED lighting. Two windows to the front aspect and a further window to the rear aspect overlooking the garden. Oak effect flooring and small breakfast bar area. Fuse box within cupboard. Ladder staircase to one corner rising to bedroom three. Three steps up and panel door into:
- Shower Room** Porcelain tiled flooring and part tiled walls. Pedestal wash hand basin with mixer tap and large corner curved glass/tiled shower cubicle. Obscured glazed window and chrome towel radiator. Door to a separate WC with similar tiled flooring, part tiled walls and obscured glazed window.

FIRST FLOOR

- Landing** Central landing with high ceiling and exposed framework and beams. Latch doors to:
- Principal Bedroom** A substantial and magnificent double bedroom featuring high ceilings, exposed framework to walls, purlins and wind braces. Windows to front and rear aspects. Central ceiling light point and tall built in wardrobe cupboards to either side of the door.
- Bedroom Two** Double bedroom also featuring high ceiling, exposed framework, purlin and wind brace. Wide window to the front aspect with views towards water meadow and gardens. Central ceiling light point and low latch door beneath a beam connecting through to bedroom three.
- Bedroom Three** Double bedroom with an attractive leaded window to the front aspect overlooking water meadow and gardens. Beams and exposed framework. Loft hatch and deep built in cupboards extending to one side of the chimney breast.
- Bathroom** Recently refurbished to a high standard and featuring large format marble effect porcelain tiled flooring and part tiled walls. White suite comprising wash stand with wide ceramic basin and double cupboard beneath, low level WC and large double ended bath with central mixer tap and Burlington mixer shower to one end with overhead and handheld attachments and folding glass screen. High ceiling with beams and exposed framework. Small pane window overlooking the rear garden.
- OUTSIDE** Curved rendered tile capped wall fronting Horsebridge Road with arched oak door providing access to a path leading round to the rear terrace and garden. External door to utility room, where there is a newly installed oil fired combination boiler. Plumbing for a washing machine, worktop and storage shelving.

Rear Terrace	Wide porcelain tile steps descend to a generous similar tiled terrace with brick retaining wall and well stocked herbaceous border above.
The Garden	Lies at a higher level behind the terrace and is part divided by trellis comprising of a gently sloping lawn with the benefit of a south westerly aspect. Well enclosed on two sides by tall laurel hedging and to the remaining side by an extension of the rendered tile capped wall with conifers above. Substantial herbaceous border to the front and summer house with raised surrounding patio. The rear of the cottage and parking area are connected by a stepping stone paved path.
Parking Area and Carport	Access via South Road; two generous gravel parking bays beneath a substantial timber frame carport. Further area to one side ideal for log deliveries and bin storage. Enclosed from the rear garden by fencing with connecting gate.
Services	Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8BD. From Stockbridge proceed in a westerly direction (towards Salisbury) on the A30. After approximately 1½ miles turn left sign posted Broughton. Continue to the next junction and turn left into the village. Proceed along to the junction in the centre of the village, turn left and continue along the road until reaching South Road on the right hand side. The parking area is the first exit on the left hand side.
Council Tax	Test Valley District Council - Band E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

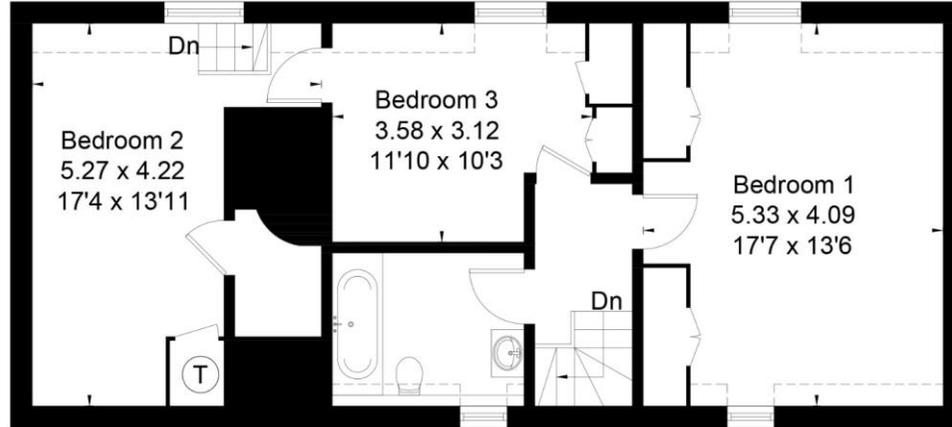
Tel. 01264 810702

www.evansandpartridge.co.uk

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
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 or otherwise as to the correctness 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.

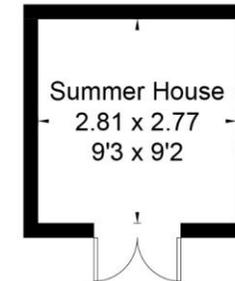
**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 149.21 sq m / 1606 sq ft
 Carport = 26.02 sq m / 280 sq ft
 Summer House = 7.78 sq m / 84 sq ft
 Total = 183.01 sq m / 1970 sq ft

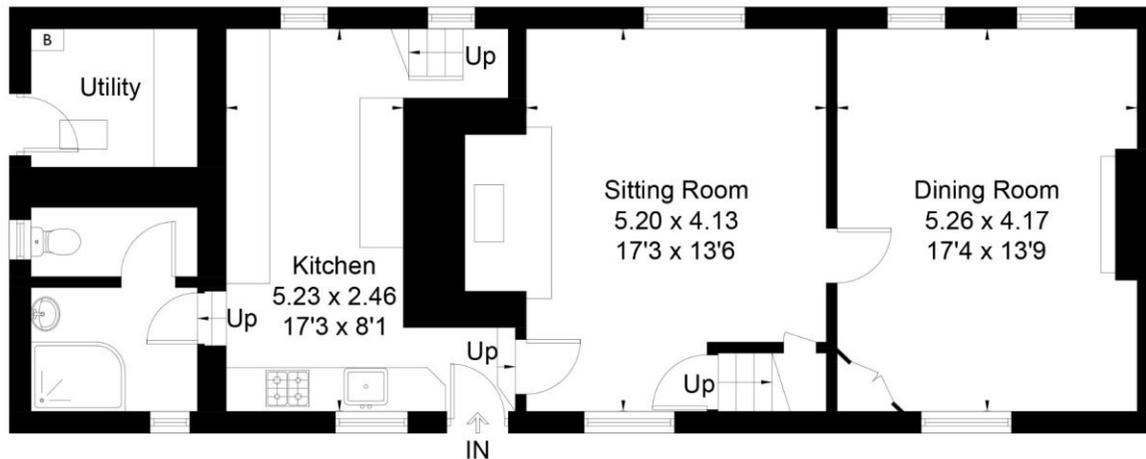


First Floor

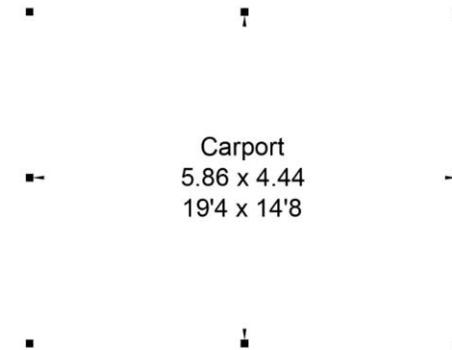
= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



Drawn for illustration and identification purposes only by @fourwalls-group.com #104469

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: 47 B
 Potential: 44 E