



EVANS & PARTRIDGE

**2 CHAPELSIDE COTTAGES,
HOUGHTON, STOCKBRIDGE**















2 CHAPELSIDE COTTAGES, HOUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 6LS

AN EXCELLENT SEMI DETACHED FOUR BEDROOM HOUSE PROVIDING SPACIOUS FAMILY ACCOMMODATION WITH A LARGE GARDEN SITUATED IN THIS HIGHLY SOUGHT AFTER TEST VALLEY VILLAGE WITH OUTSTANDING COUNTRY WALKS AND A STRONG VILLAGE COMMUNITY YET WITHIN A SHORT DRIVE OF STOCKBRIDGE

**CLOSE TO THE TEST AND CLARENDON WAY
GENEROUS PARKING
LARGE GARDEN WITH STUDIO
POTENTIAL TO CREATE AN ANNEXE IF REQUIRED
NEAR STOCKBRIDGE HIGH STREET
WELL REGARDED VILLAGE PUB WITH GARDEN DOWN TO THE RIVER**

GUIDE PRICE: £725,000 Freehold

DESCRIPTION

A semi-detached house that has been extended to take full advantage of its large, well enclosed garden and attractive, peaceful village setting. The accommodation is ideally suited to a family but could also be easily adapted to create a self contained ground floor annexe, and includes a hall, dual aspect living room, sitting room with fireplace, study, an impressive open plan kitchen and dining room, utility and boot room, and a cloakroom with laundry area. The first floor comprises four bedrooms, including two large doubles, one with an en suite, along with a family bathroom serving the remaining rooms. The property enjoys good natural light, is double glazed, and has LPG fired central heating. Outside, the front is gravelled and provides generous off road parking for multiple vehicles and an open southerly aspect while the main rear garden offers plenty of space for family use with a patio and lawn, as well as a large summerhouse or studio ideal as a play area, games room or home workspace. It is worth noting that a school bus runs from Houghton (just up the lane) to Stockbridge primary school and that they drop the pupils back home at the end of the school day.

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.

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 there are 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

Access off the gravel drive to an attractive heavy pegged oak frame tiled porch. Outside lantern style light to one side and porcelain patterned style step to composite door with integral obscure glazed fan light leading into:

Hall	Ceiling light point. Staircase rising to the first floor and high cupboard concealing meter and fuse box. Panelled pine door into:
Living Room	Open fireplace with limestone surround and similar raised hearth. Decorative white washed mantelpiece. Recesses to either side of the chimney breast. Picture window to the front aspect. Exposed floor boards. Central pendant light point and pine door conceals an under stairs cupboard. Further pine panelled door opening into:
Kitchen	A large light and airy room with space for family table in the centre. High profile ceiling to rear section with two large Velux sky lights and pendant light point above. Other LED down lighters. Ceramic tiled flooring throughout and central glazed double doors with further full height glazed panels to either side opens onto the rear patio and main garden. Oak effect roll top work surfaces. Ceramic 1½ half bowl sink unit with mixer tap and drainer. A range of cream front high and low level cupboards and drawers. Under counter double oven and grill with four ring ceramic ring above. Extractor fan and light concealed over. Integrated fridge and freezer. Integrated dishwasher. Further under counter recess for appliance. Ceramic tiled splash backs. Display shelves. Small pane obscure glazed door into living room. Further panelled doors conceal utility and cloakroom.
Sitting Room	A large dual aspect reception room featuring a wide picture window to the front aspect and glazed double doors to the side aspect opening onto a further small terrace and the main garden. Timber flooring. Two pendant light points. Panelled doors to utility and:
Study	Window overlooking the rear garden. Timber flooring continues and pendant light point.
Utility/Boot Room	Further roll top oak effect work surfaces and an additional range of cream fronted high and low level cupboards and drawers. Ceramic tiled flooring. Pendant light point. Wall hung Glow Worm LPG fired boiler.
Cloakroom/Laundry	Roll top oak effect work surface with recess and plumbing beneath for washing machine and space beside for tumble dryer. Double cupboard above. Wash stand with ceramic basin, mixer tap and tiled splash back, cupboard beneath. Low level WC to one side with concealed cistern. Obscure glazed window. Ceiling light and extractor fan.
FIRST FLOOR	Central landing with pendant light point and loft hatch. White washed panelled doors to:
Principal Bedroom Suite	With an initial entrance hall with LED down lighter. Space for a large wardrobe and additional loft hatch. Wide opening at end into large double bedroom with a picture window overlooking the main rear garden. Central ceiling light point and door into:
En Suite	Pedestal wash hand basin with mixer tap and mirror fronted cabinet above. Low level WC. Corner glass/tiled shower enclosure with mixer shower. Tiled flooring. Floor to ceiling tiling. Obscure glazed window. Light and extractor fan.
Bedroom Two	A further large double bedroom with central white washed cast iron decorative fireplace. Picture window to the front aspect with an attractive view. Deep wardrobe cupboard and central ceiling light point.
Bedroom Three	A smaller double bedroom with window overlooking the rear garden and pendant light point.
Bedroom Four	An L shaped single bedroom, an ideal child's room with skimming ceilings to one side and a dormer window to the front aspect. Pendant light point. Built in double cupboard with storage above and to one side.

Family Bathroom

White suite comprising panelled bath with tile surround. Wall mounted mixer shower. Glass shower screen. Pedestal wash hand basin with tiled splash back. Low level WC. Oak effect flooring. Obscure glazed window. Ceiling light point and extractor fan.

OUTSIDE**Front Garden**

Access off the village road onto a large triangular shaped gravel driveway with rustic chestnut post and rail fencing to one side. Close boarded fencing to the opposite side and lavender borders. This provides plenty of parking with open attractive southerly views. There are additional borders extending to either side of the porch and to the side of the house. Picket fencing and a gate leads through to the rear garden.

Rear Garden

Generously proportioned and comprising a wrap round terrace accessed from the main living areas. This opens onto a large lawn, well enclosed by a mixture of fencing and hedging. Spring bulbs and rose bushes line the fence. Pergola with climbing plants. Mature trees to the rear corner. LPG tank screened by trellis. Timber shed with corrugated roof and a large summerhouse/studio standing on a concrete base with UPVC glazed doors on two elevations and a further window. Light and power connected and oak effect flooring, an ideal games room or potential for those who work or consult from home.

Services

Mains electricity and water, private drainage, LPG fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

Directions

SO20 6LS

Council Tax

Test Valley Borough Council - Band E

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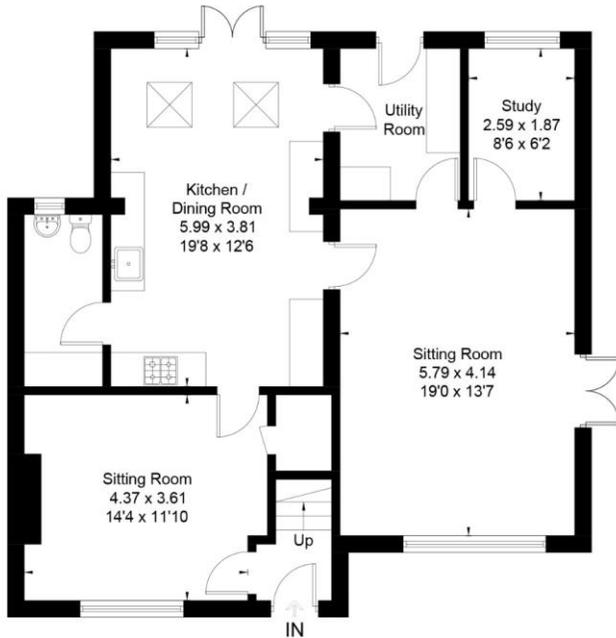
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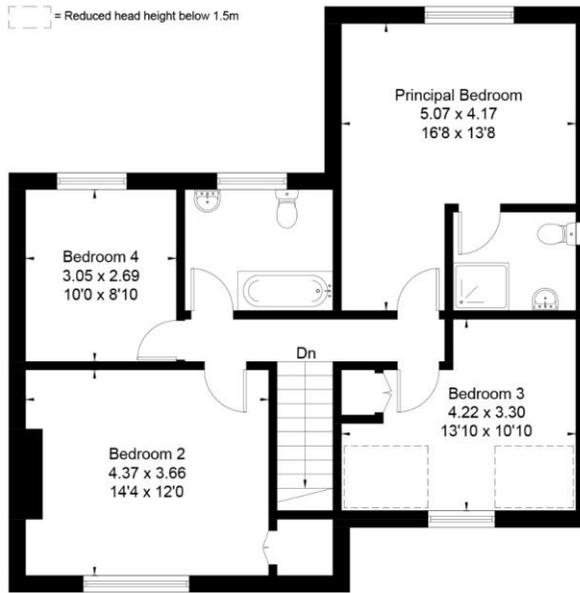
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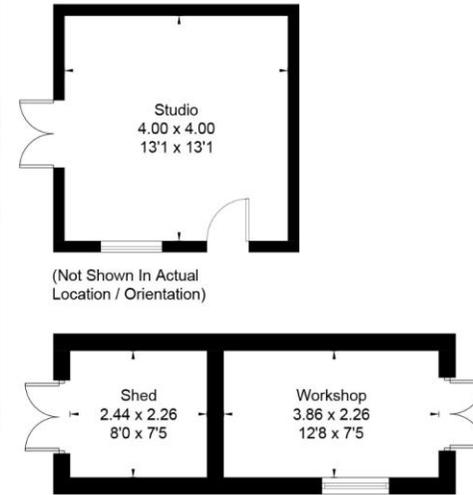
Approximate Floor Area = 158 sq m / 1701 sq ft
 Outbuildings = 30.4 sq m / 327 sq ft
 Total = 188.4 sq m / 2028 sq ft



Ground Floor



First Floor



Outbuilding

(Not Shown In Actual Location / Orientation)



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