EVANS & PARTRIDGE
BRAESIDE
HOUGHTON, STOCKBRIDGE

BRAESIDE, THE ORCHARDS, HOUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 6EW

A STYLISH MODERN SEMI-DETACHED TWO/THREE BEDROOM HOUSE, QUIETLY SITUATED WITHIN AN EXCLUSIVE SMALL DEVELOPMENT WITH THE BENEFIT OF AMPLE OFF-ROAD PARKING AND A WELL ENCLOSED SOUTHERLY FACING LEVEL GARDEN, SITUATED IN THIS HIGHLY SOUGHT AFTER TEST VALLEY VILLAGE, JUST 2.5 MILES FROM STOCKBRIDGE

AN EXCLUSIVE AND TUCKED AWAY SETTING IN HEART OF THE VILLAGE
HOUGHTON A HIGHLY DESIRABLE TEST VALLEY SETTING
CLOSE TO THE RIVER TEST, CLARENDON AND TEST WAYS
EASY ACCESS TO STOCKBRIDGE, WINCHESTER, ROMSEY AND BEYOND
EXCELLENT WALKS AND WELL-REGARDED PUB/RESTAURANT
SOUTH FACING GARDEN AND QUIET SPOT

OFFERS INVITED AROUND: £500,000 Freehold

DESCRIPTION

A modern semi-detached house constructed in 2017 with brick/Siberian larch clad elevations beneath a tiled roof. There is ample off road parking, a well built garden store and a good size level southerly facing rear garden featuring a large period wall at the rear boundary. The well presented accommodation has the benefit of double glazing throughout and an air source heat pump supplies the central heating via radiators. The accommodation comprises an entrance hall and cloakroom, good size open plan living/dining room with glazed doors opening onto the main garden and kitchen with integrated appliances. To the first floor is a master bedroom, a double bedroom, a further bedroom and a well fitted bathroom.

SCHOOLING AND RECREATION There is excellent schooling (private and state) in the area. There are junior schools in Nether Wallop and Broughton (rated 'good') as well as Stockbridge which also has as secondary school; 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.

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. 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 (two miles) which offers a variety of shops, Post Office, hotels, restaurants, public houses, churches and a doctors surgery. The cathedral cities of Salisbury and Winchester are both within a twenty minute drive, the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Approach Wide paved path to tile covered entrance porch standing on painted posts on attractive brick plinths. Overhead sensor light. Hardwood door with integral obscure glazed casement window leading into:

GROUND FLOOR A substantial light and airy completely open plan design with kitchen to front, central dining area and large living room to the rear.

Kitchen Black granite effect roll top work surfaces with similar upstand. Inset stainless steel sink with central bowl, mixer tap and drainer. A range of high and low level cupboards and drawers. Under counter oven and grill with four ring ceramic hob above. Coloured glass splash back and curved glass/stainless steel extractor fan and light over. Integrated fridge and freezer. Integrated slimline dishwasher and concealed washing machine. LED down lighters. Limed oak effect flooring. Window to the front aspect. Oak panelled doors conceal a deep plant cupboard housing meter, fuse box, air source heat pump plant and a pressurised hot water cylinder. A further similar door conceals:

Central Dining Area Space for large family/entertaining table. Limed oak flooring continues. Wide alcove beneath staircase.

Living Area Substantial glazing across the rear wall with central double doors opening onto rear terrace and overlooking the main garden. Limed oak flooring continues.

FIRST FLOOR

Bedroom One Large double bedroom. Dormer window to front aspect. Double wardrobe cupboard with hanging rail, storage above and beneath. Pendant light point. Radiator.

Bedroom Two Good size double bedroom. Large window overlooking rear garden. Door into deep built-in wardrobe cupboard with hanging rail and shelf above. Pendant light point. Radiator.

Bedroom Three/Study A compact double bedroom with Velux windows and oak effect flooring.

Bathroom White suite comprising panelled bath with fully tiled surround, mixer tap/handheld shower attachment with overhead mount and folding glass shower screen. Wash hand basin with mixer tap, double cupboard beneath. Mirror fronted cabinet and shaver socket above. Low level WC with concealed cistern. Ceramic tiled flooring. Wide tiled sill. Chrome towel radiator. Velux sky light. LED down lighters. Extractor fan.

OUTSIDE The property is situated in an extremely exclusive close of similarly styled modern homes and accessed via a sweeping block paved access road, initially dividing an orchard area and leading through to the development. Access onto a brick edged gravel drive with

wide level grass verge to one side, in all providing ample off road parking. To the front of the house there is the paved approach to the entrance porch. Small lawn and skalping borders. A gate at the end of the driveway leads to:

Rear Garden

This features a sunny southerly aspect and is enclosed to the rear boundary by a tall buttressed cob wall with tile capping. To the front of the wall there are bark borders. The garden comprises a paved terrace outside the glazed doors. A level lawn with shrub and rose border to one side and a raised deck to the opposite side. The side boundaries are enclosed by close boarded timber fencing. There is a detached garden store. Hit and miss seed relevations beneath a tiled roof. To the rear of the garden store there is a compost area. This is where the air source heat pump is located and well enclosed by trellis and timber fencing to the boundaries.

Services

Mains electricity and water. Private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

Directions

SO20 6EW

Council Tax

Test Valley Borough Council - Band D

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Tel. 01264 810702
www.evansandpartridge.co.uk

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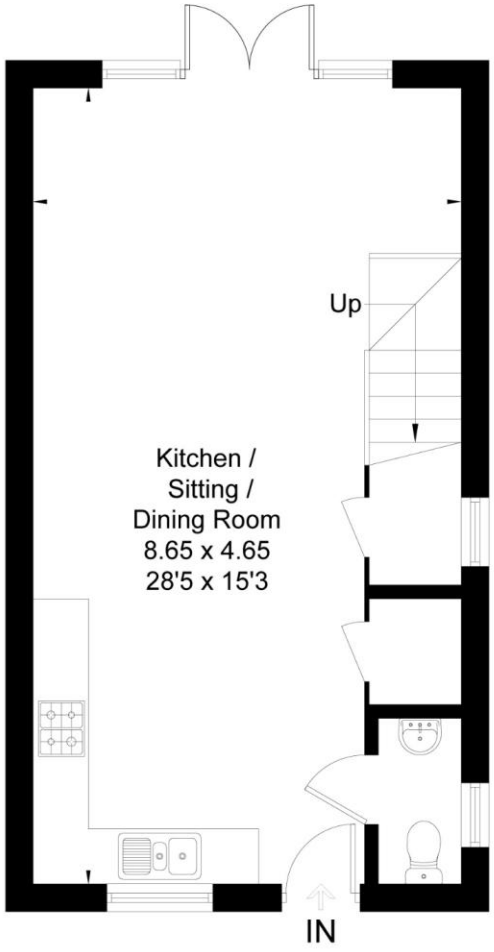
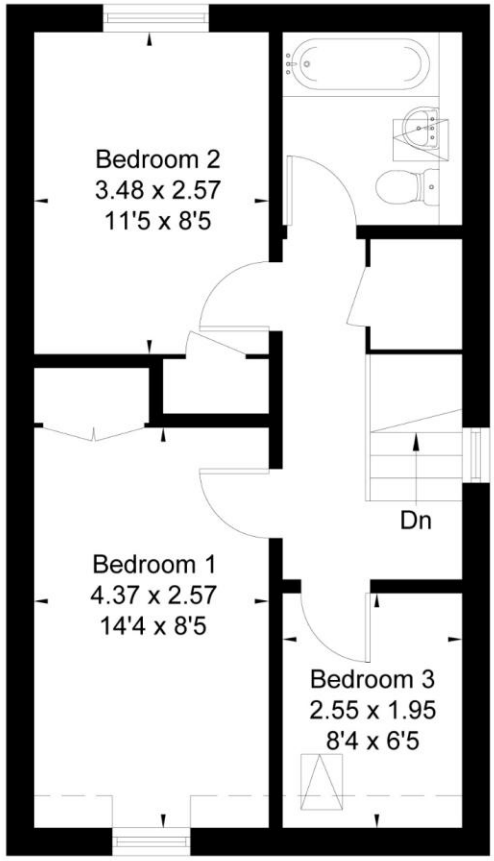
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF

Approximate Floor Area = 80.9 sq m / 871 sq ft (Excluding Shed)
Including Limited Use Area = 1.4 sq m / 15 sq ft

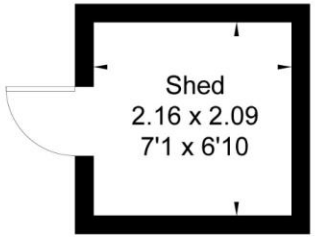
= Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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