



**EVANS & PARTRIDGE**

**WYNCOURT HOUSE & COTTAGE**  
**BROUGHTON, STOCKBRIDGE**















# WYNCOURT HOUSE & COTTAGE, PAYNES LANE, BROUGHTON, HAMPSHIRE SO20 8AH

**A BEAUTIFULLY PRESENTED AND CHARACTERFUL PERIOD FAMILY HOME OFFERING FOUR DOUBLE BEDROOMS, TOGETHER WITH AN ADJOINING TWO-BEDROOM COTTAGE, BOTH ENJOYING ATTRACTIVE WALLED GARDENS IN THE HEART OF THIS HIGHLY SOUGHT AFTER VILLAGE.**

**HOUSE: 4 RECEPTION ROOMS - KITCHEN - UTILITY - 4 DOUBLE BEDROOMS - 3 BATH/SHOWER ROOMS - CELLAR  
COTTAGE: SITTING ROOM - KITCHEN/DINER - 2 BEDROOMS - BATHROOM  
PUBS - SHOP/CAFE - SCHOOL - DR SURGERY - CHURCH ALL IN CLOSE WALKING  
VIBRANT VILLAGE COMMUNITY AND OUTSTANDING COUNTRY WALKS  
PRIVATE WALLED GARDENS AND GARDEN STUDIO  
OFF ROAD PARKING AND A GARAGE**

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

## **DESCRIPTION**

A classic Grade II listed period house in the heart of Broughton, with cream-washed brick elevations beneath a slate roof, attractive sash and period windows, a beautiful fanlight above the main entrance, and a distinctive raised oval window in the drawing room. The square-shaped main house is ideally suited to family living, with a hall and cloakroom, drawing room, sitting room, dining room and garden room arranged around a well-appointed central kitchen with larder. The first floor comprises a principal bedroom with en-suite and three further generous double bedrooms served by separate bath and shower rooms. The adjoining cottage provides additional flexibility, offering a hall, sitting room, kitchen/dining room and two first-floor bedrooms sharing a bathroom. Connecting doors at both ground and first-floor levels allow the cottage to be used either independently or as part of the main house, creating a versatile arrangement for a range of living requirements. Further features include two cellar areas, attractively landscaped walled gardens serving both the house and cottage, and a brick-built, slate-roofed studio within the main garden, offering potential for conversion to a home office or workspace.

## **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**

Side entrance with lantern style light. Panelled front door with fanlight and decorative arch leading to:

<b>Reception Hall</b>	Coir mat entrance with double fronted cloaks and shoe cupboard. Curved step to the main hall with decorative panelling, oak flooring and staircase rising to the first floor. Stairs descend to the basement. Doors to:
<b>Drawing Room</b>	Elegant dual aspect reception room with Jetmaster fireplace, bay window to the front and additional side window. Alcove with display sill and attractive oval feature window.
<b>Dining Room</b>	Reception room with open marble fireplace, bay window to the front and door to the kitchen.
<b>Sitting Room</b>	Comfortable dual aspect reception room with Jetmaster log burner, bay window overlooking the garden with window seat and storage below, and extensive fitted book shelving.
<b>Inner Hall</b>	Connecting the reception hall, kitchen and garden room, with doors to the larder and cloakroom.
<b>Garden Room</b>	Bright room with glazed ceiling and hardwood framed windows overlooking the garden. Door to terrace, serving hatch to kitchen and access to utility room.
<b>Kitchen</b>	Hand built Shaker style kitchen with granite worktops, extensive storage, Miele ovens, induction hob, LG American style fridge freezer and integrated dishwasher. Door connecting to Wyncourt Cottage.
<b>Larder</b>	Walk in larder with fitted shelving.
<b>Utility</b>	Work surface with sink, storage, washing machine space and window to side aspect.
<b>Cloakroom</b>	White suite with basin and WC, coat storage and rear window.
<b>Basement</b>	Useful storage area housing the Grant oil fired boiler, Megaflo hot water cylinder and water softener.
<b>FIRST FLOOR</b>	Large L shaped landing with side window and loft access.
<b>Principal Bedroom</b>	Spacious dual aspect bedroom overlooking the garden with fitted wardrobes and decorative cast iron fireplace.
<b>En Suite Shower Room</b>	Twin basins, WC and large shower enclosure.
<b>Bedroom Two</b>	Dual aspect double bedroom with cast iron fireplace and fitted wardrobes.
<b>Bedroom Three</b>	Double bedroom overlooking the garden with fitted wardrobes and connecting door to Wyncourt Cottage.
<b>Bedroom Four</b>	Double bedroom with cast iron fireplace and fitted cupboards.
<b>Bathroom</b>	Bath with shower over, basin, WC, skylight and towel radiator.
<b>Shower Room</b>	Shower cubicle, basin, WC and towel radiator.

## **WYNCOURT COTTAGE**

<b>Approach</b>	Front door from High Street leading to:
<b>Entrance Hall</b>	Staircase to first floor and cupboard housing meter and fuse box.
<b>Sitting Room</b>	Characterful reception room with open brick fireplace, fitted dresser units and front facing window.
<b>Kitchen</b>	Fitted kitchen with granite worktops, Belfast sink, oven, hob and door to the courtyard garden. Connecting door to the main house. Access to a small wine cellar.
<b>FIRST FLOOR</b>	Landing with loft access and connecting door to the main house.
<b>Cottage Bedroom One</b>	Large double bedroom with fitted wardrobes and storage.
<b>Cottage Bedroom Two</b>	Single bedroom overlooking the courtyard garden with built in wardrobe.
<b>Bathroom</b>	Bath with shower attachment, basin, WC and towel radiator.
<b>OUTSIDE</b>	Driveway and garage accessed from Paynes Lane opposite the main house entrance. Generous gravel parking area enclosed by attractive period walls and providing access to a single garage or workshop.
<b>Garden</b>	<b>MAIN GARDEN:</b> Landscaped garden with paved entertaining terraces, lawn and mature herbaceous borders containing roses, shrubs, specimen and espalier fruit trees. <b>REAR GARDEN:</b> Private enclosed garden bounded by tall brick and rendered walls. Covered veranda area, brick garden store and interconnecting access through to the Cottage Courtyard Garden. <b>GARDEN STUDIO:</b> Substantial brick and slate outbuilding ideal as a home office or studio, with light, power and water connected. Fireplace with mantelpiece and display shelf (not in use). Windows overlooking the garden towards the main house. <b>COTTAGE COURTYARD:</b> Enclosed sandstone paved courtyard with established rose and access to the cottage kitchen.
<b>Services</b>	Mains water and electricity. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SO20 8AH
<b>Council Tax</b>	Test Valley Borough Council - Band G

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

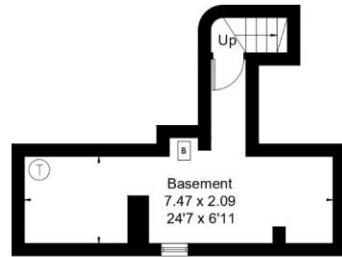
**Tel. 01264 810702**

**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

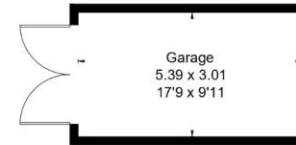
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or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

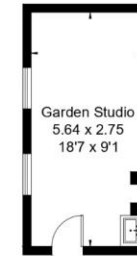
Approximate Floor Area = 326.41 sq m / 3513 sq ft  
 Garage = 16.22 sq m / 175 sq ft  
 Potting Shed = 15.51 sq m / 167 sq ft  
 Total = 358.14 sq m / 3855 sq ft



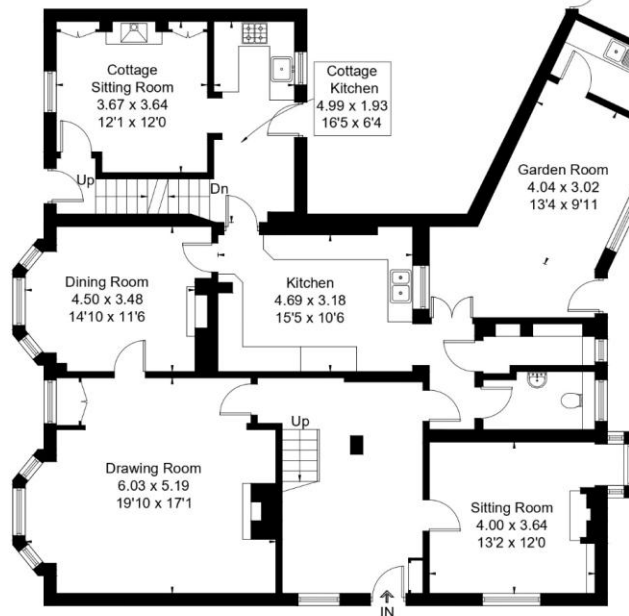
Cellar



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

