

EAST LODGE, HOUGHTON DOWN

Nr STOCKBRIDGE, HAMPSHIRE

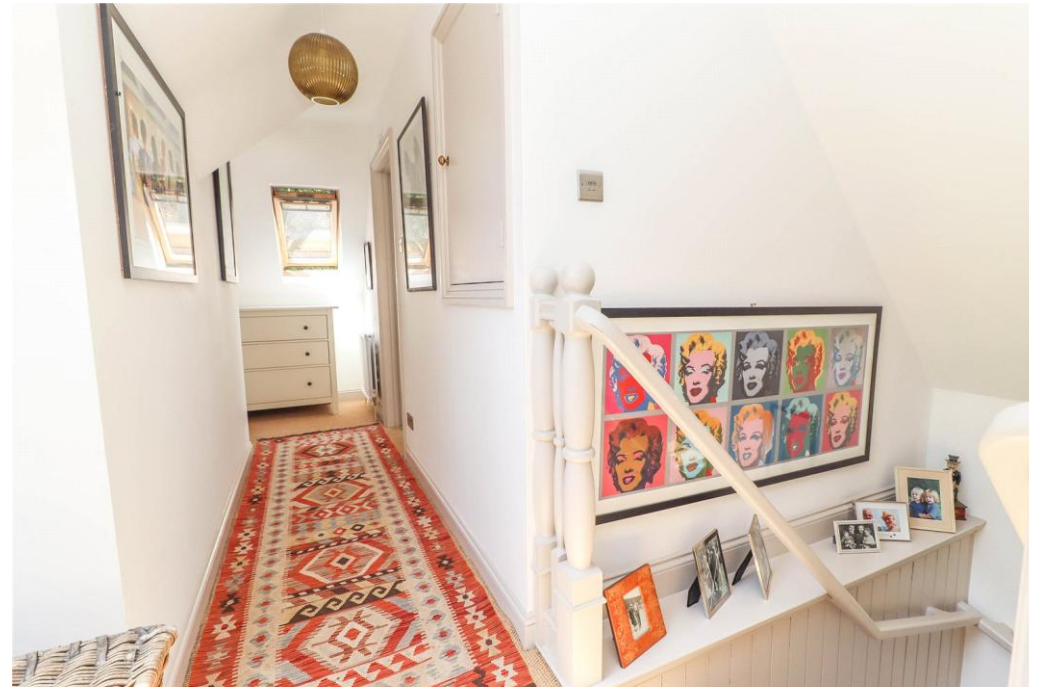


EVANS & PARTRIDGE















EAST LODGE, HOUGHTON DOWN, STOCKBRIDGE, HAMPSHIRE, SO20 6JR

A UNIQUE DETACHED BRICK AND FLINT COTTAGE TOGETHER WITH AN OUTBUILDING DIVIDED INTO TWO ANCILLARY ANNEXES, THE MAIN HOUSE HAS BEEN REMODELLED AND TASTEFULLY MODERNISED WITH THE ENJOYMENT OF A RURAL SETTING AND STUNNING COUNTRY VIEWS JUST ONE MILE FROM STOCKBRIDGE HIGH STREET

**OFF ROAD TRACK TO WALK TO STOCKBRIDGE
OVER HALF AN ACRE OF GROUNDS AND ATTRACTIVE LANDSCAPED GARDENS
SUPERB AND FAR REACHING VIEWS
OPEN PLAN KITCHEN/DINER AND LARGE UTILITY/BOOT ROOM
THREE BEDROOMS - THREE BATH/SHOWER ROOMS
LARGE GROUND FLOOR ANNEXE AND FIRST FLOOR STUDIO ANNEXE/POTENTIAL B&B**

OFFERS INVITED AROUND: £1,195,000 Freehold

DESCRIPTION

East Lodge is a rural property located about a mile west of Stockbridge, with the High Street easily accessible by car or on foot via a path. Set in just over half an acre, the property enjoys an open southerly aspect across most of the site, with far-reaching countryside views. The main house has brick and flint elevations beneath a slate roof and offers well-presented, well-appointed accommodation. A spacious utility and boot room, formerly the kitchen/breakfast room, is complemented by a new centrally positioned kitchen/dining room, which forms the heart of the L-shaped living space and opens into a family room with a vaulted ceiling at one end and a dual-aspect living room with a fireplace and log burner at the other. On the first floor are two en suite bedrooms, a third bedroom and a newly fitted main bathroom. Many of the rooms enjoy the surrounding views, while the ground floor living areas open directly onto a south-west-facing terrace and garden. A detached outbuilding, currently arranged as two self-contained annexes/B&B units, adds further flexibility and makes East Lodge a versatile country home.

LOCATION

The property is situated a short drive/20 minute walk from Stockbridge which offers a variety of shops including a delicatessen, post office, hotel, public houses, wine bar, restaurant, Churches, doctors surgery, regular bus services, primary and secondary schools. The cathedral cities of Salisbury and Winchester and the abbey town of Romsey are all within a 20 minute drive, and the A303 is close at hand allowing convenient access to London and the West Country. There are also mainline railway stations in Winchester and Andover (both about 15 minutes drive away) as well as Grateley (about 10 minutes drive) with fast trains to Waterloo.

ACCOMMODATION

Approach

Brick edged natural stone paved path leading to large tiled entrance porch with exposed posts standing on decorative brick plinths. High vaulted ceiling with pendant lantern style light. Panelled front door with integrated obscure glazed fan light leading into:

Living Room

A large light and airy dual aspect reception room centering on open fireplace at one end housing a wide log burning stove with inset slate surround and raised slate hearth with oak edging. Oak block parquet floor. Glazed double doors with full height glazed side panels opens onto the rear terrace and garden with far reaching views to one side. Further large windows to front and rear aspects. Ceiling coving. LED ceiling downlighters. Turning staircase with balustrade to one side rising to the first floor. Door to cloakroom and open walkway connecting through to kitchen/breakfast room with separate dining area.

Cloakroom	Well appointed with decorative low level T & G panelling to all walls. White suite comprising corner wash hand basin. Low level WC. Patterned porcelain tiled flooring. Ceiling coving. Pendant ceiling light point. Extractor fan. Traditionally styled radiator with towel rail above.
Kitchen/Dining Room	With separate dining area situated in the core of the house with two windows to the side aspect and a further window to opposite side affording distant views over rolling farmland and countryside. KITCHEN/BREAKFAST ROOM: Substantial central quartz topped island with quartz end finishes. Inset 1½ bowl Rangemaster ceramic sink unit with central mixer tap and handheld jet. Long breakfast bar to one side with further recessed cupboards beneath. Integrated dishwasher. Deep pan drawer and recycling area to opposite side. Pendant light point above. Further L shaped array of base and wall mounted cupboards and drawers including additional deep pan drawers and providing plenty of storage. Polished quartz work surface with metro tiled splash backs and under counter lighting. Integrated Bosch combination oven with further oven and grill beneath. Multi zone induction hob with central recessed extractor. Integrated fridge and freezer. Space for dining table and large dresser to one wall. Italian limestone tiled flooring. Ceiling lights and half glazed stable style door opening onto the rear terrace. Part decorative glazed door to one end of room into a large utility/boot room. To the opposite end there is a wide opening into:
Family Room	Featuring a high vaulted ceiling and exposed beams. Glazed double doors with full height glazed panels to either side provide outstanding far reaching views toward countryside. Substantial picture window at gable end. Oak flooring. Central pendant light point. LED downlighters.
Utility/Boot Room	A substantial and practical area and the original kitchen/breakfast room. This has windows on three aspects and a half glazed door to outside as well as a high profile ceiling to one end of the room with a large Velux skylight. LED downlighters. Italian limestone flooring throughout. Polished quartz work surfaces. Comprehensive range of colourful cupboards and drawers with recesses for appliances. Belfast sink unit with mixer tap and quartz drainer to one side. Useful number of tall cupboards with fitted shelving, one housing the meter and fuse box. To one side wall there is plenty of space for coats and a boot bench beneath. Sheila Maid.

FIRST FLOOR

Central Landing	L shaped with pendant light points. Velux skylights. Panelled doors to:
Principal Bedroom Suite	L-shaped double bedroom with two dormer windows taking in views of the gardens and beyond. Hand built wardrobes to the end wall with central bevel edged mirror fronts. Chests of drawers to either side with cupboards and display shelving over. Further mirror fronted double wardrobe, cupboards and open fronted to opposite wall. Pendant light point. Half decorative glazed door into:
En Suite Shower Room	Featuring a wide ceramic basin with central mixer tap, tiled splash back and mirror above. Electric mirror fronted cabinet to one side and deep drawer beneath. Low level WC. Folding glass door into tiled shower enclosure with overhead and handheld attachments and high bottle recess to one side. Chrome towel radiator. Tiled walls. Velux skylight. LED downlighters. Extractor fan.
Bedroom Two	Double bedroom. Dormer window to side aspect affording glorious far reaching views over rolling farmland and countryside. Pendant light point. Long display sill. Open doorway into:

En Suite Bathroom

Well appointed. Molded wash hand basin with central mixer tap, tiled splash back and two deep drawers beneath. Metro tiled bath with raised taps, overhead and handheld shower with glass shower screen. Low level WC. Chrome towel radiator. Metro tiled walls. Oak effect porcelain tiled flooring. LED downlighters. Electric heated mirror. Velux skylight with long views.

Bedroom Three

Velux skylight to side aspect with views towards farmland and trees. Pendant light point.

Family Bathroom

Beautifully presented and featuring a free-standing contemporary bath with raised chrome mixer tap and handheld shower. Twin molded wash hand basins, each with mixer tap and two deep drawers beneath. Mirror and shaving mirror above, incorporating light. Low level WC. Decorative T & G panelling to walls with long sill above. Storage recesses. Tall chrome towel radiator. Porcelain oak effect tiled flooring. Velux skylight. LED downlighters. Exposed purlin to one wall.

The Annexes

An attractive detached building with brick and tile clad elevations beneath a tall clay tiled roof. Two-thirds of this building creates ANNEXE 1: Reception Hall, Living/Dining Room with window and far reaching views, Fitted Kitchen, Double Bedroom with wardrobe, Bathroom with shower, first floor Study with stairs from the reception room. The remaining third includes a substantial garden store with oak double doors from the driveway. To the far gable end sandstone steps and an open tread staircase rises to a raised clay tiled porch with surrounding balustrade and stunning far reaching views. Stable door with high level glazed panel into STUDIO/ANNEXE 2: An L shaped studio arrangement. Space for double bed and sleeping furniture with wall mounted television. Large Velux skylight to the front aspect providing far reaching views. Kitchen area with similar Velux and views including roll top work surfaces, a stainless steel twin bowl sink with drainer and a range of cupboards and drawers. Travertine tiled splash backs. Recesses for appliances. Free-standing electric cooker with four ring hob. Extractor fan and light over. LED downlighters throughout. Panelled door to shower room with Travertine tiled flooring and part tiled walls. Wash hand basin with mixer tap. Travertine tiled sill and mirror fronted cabinet above, cupboard under. Low level WC. Corner glass/travertine tiled shower with Electron Triton shower. LED downlighters. Extractor fan.

OUTSIDE

The property is accessed via a track from the A30. Gravel approach and electric remote operated five bar gate with pedestrian gate to side opening onto a long brick edged gravel driveway providing ample parking for 5 cars. To the side of the annexes there is a private garden, gently sloping lawns with well stocked shrub and specimen tree borders. Raised brick edged sandstone patio area with space for table and chairs and commanding far reaching views. To the other side of the driveway, there are sweeping grassed areas enclosed by stock fenced post and rail fencing maximising the open aspect over farmland and towards countryside. The main garden surrounds the house, including large lawned areas and a beautiful south westerly facing terrace accessed from the main living zones. Circular stone pond/fountain. Well stocked borders and feature Catalpa and Wisteria trees with plants and vines trained to the external walls.

Services

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

Directions

SO20 6JR

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

www.evansandpartridge.co.uk

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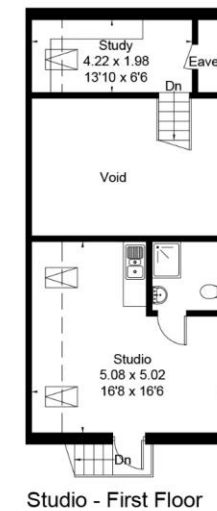
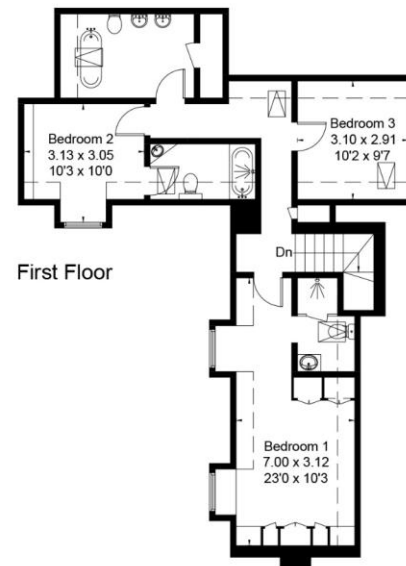
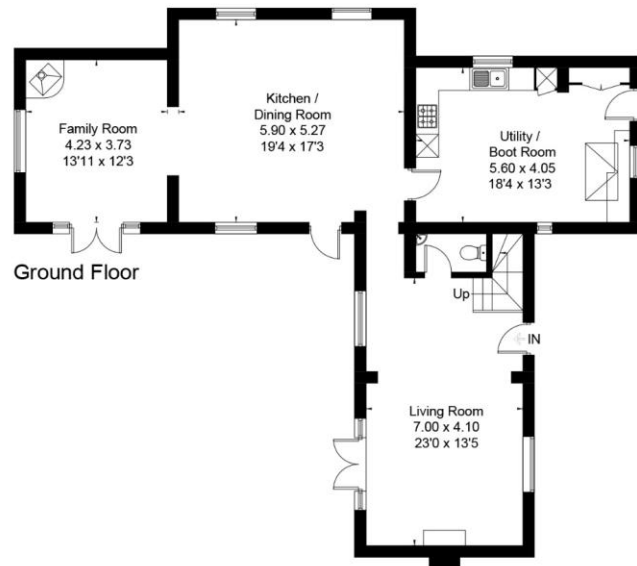
Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)

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

Approximate Area = 177.0 sq m / 1905 sq ft
 Annexe = 95.5 sq m / 1028 sq ft (Excluding Void)
 Total = 272.5 sq m / 2933 sq ft
 Including Limited Use Area (17.9 sq m / 193 sq ft) For
 identification only. Not to scale.
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 = Reduced head height below 1.5m



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