



2 MOULAND COTTAGES
BROUGHTON, STOCKBRIDGE

EVANS & PARTRIDGE











2 MOULAND COTTAGES, DIXONS LANE, BROUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 8AS

**AN ATTRACTIVE EXTENDED SEMI-DETACHED PERIOD COTTAGE WITH FOUR DOUBLE BEDROOMS
IN A TUCKED AWAY SETTING WITH OFF-ROAD PARKING WHILST REMAINING
CLOSE TO THE CENTRE OF THIS HIGHLY SOUGHT AFTER VILLAGE**

**TWO OFF-ROAD PARKING SPACES
SET AWAY FROM ALL ROADS AND LANES
RANGE OF QUALITY VILLAGE AMENITIES
VIBRANT VILLAGE COMMUNITY
EASY ACCESS TO OUTSTANDING COUNTRY WALKS
WINDOWS REPLACED IN 2023 WITH 10 YEAR GUARANTEE
NEW 1000 LITRE OIL TANK FITTED IN 2023
HOME OFFICE IN THE ATTRACTIVE GARDEN
NO ONWARD CHAIN**

OFFERS INVITED AROUND: £595,000 Freehold

DESCRIPTION

An attractive semi detached period cottage that has been substantially extended to the side in recent years, constructed of brick and flint elevations beneath a slate roof. The well proportioned accommodation includes an enclosed porch, separate living and sitting rooms arranged either side of a large brick fireplace with a dual aspect log burning stove. The living room opens directly into a long kitchen/dining room, creating an open plan layout that is well suited to everyday living and entertaining, with folding glass doors opening onto the main garden. There is also a rear hall with a cloakroom and utility room. The first floor comprises of four double bedrooms, including a main bedroom with an en suite shower room, together with a family bathroom. The cottage is set well back from the village lane and benefits from two off-road parking spaces, a valuable feature in the village. The south westerly facing rear garden is mature with a number of specimen trees and provides a good degree of privacy. An additional benefit is an insulated home office in the garden.

LOCATION

The property is situated in the village of Broughton which offers everyday amenities including a well regarded pub/restaurant, a further community run pub, community post office/shop/café, doctor's surgery, village hall, church, primary school, newly built sports pavilion and public EV charging. 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	Paved path to front entrance porch. Outside overhead light. UPVC stable style door with high level glazed panel leading into:
Porch	Fully enclosed. Windows to either side aspect. Quarry tiled flooring. LED downlighter. Pine panelled latch door into:
Living Room	Centering on a large open brick fireplace with exposed brick chimney, housing a dual aspect log burning stove, recesses to either side. Flagstone flooring. Central ceiling light point. Sash window overlooking the main garden. Wide opening into open plan kitchen/dining room. Latch door into:
Sitting Room	On the opposite side of substantial brick fireplace with an exposed brick chimney breast housing the dual aspect log burning stove. Further double glazed sash window overlooking the main garden. Rustic exposed pine floorboards. Decorative panelling to one wall. LED downlighters.
Open Plan Kitchen/Dining Room	Flagstone flooring continues throughout the room. KITCHEN: Belfast sink unit with drainers to either side and central mixer tap. Solid oak block work surfaces with metro tiled splashback. A range of high and low level cupboards and drawers, including high level plate rack with open storage above. Integrated eye level microwave with wine bottle storage to one side. Undercounter wine cooler. Integrated dishwasher. Rangemaster with two large ovens, separate grill and multi zone wide induction hob, stainless steel splashback, black hood over housing extractor and light. Wide picture window to rear aspect. LED downlighters. Panelled latch door into inner hall. DINING AREA: Space for large family/entertaining table. Aluminium frame folding glazed doors opening onto the terrace and main garden.
Inner Hall	Flagstone flooring. Space for bench and coat hooks. Turning staircase rising to the first floor with low understairs store. Open doorway into utility. Oak panelled door into:
Cloakroom	Solid oak block surfaces. Inset basin with mixer tap and metro tiled splashback. Low level WC with concealed cistern. Obscure glazed window to rear aspect. Ceiling light. Extractor fan. Fuse box. Small chrome towel radiator.
Utility	Flagstone flooring. Space and plumbing for American style fridge/freezer. Room beside with plumbing for washing machine and space above to stack tumble dryer. Full height broom store to one end. Part obscure glazed door to outside. Ceiling light point.

FIRST FLOOR

Central Landing	Window to rear aspect. Double fronted linen cupboard with power. Two pendant light points. Oak flooring. LED downlighters. Oak panelled latch doors to:
Principal Bedroom	Sash window overlooking the main garden. LED downlighters. Built in double wardrobe. Loft hatch. Oak panelled door into:
En Suite Shower Room	White suite comprising pedestal wash hand basin with mixer tap and metro tiled splashback. Low level WC. Opening to side of glass screen into walk-in wet area with overhead and handheld shower attachments. Oak flooring. Obscure glazed window. LED downlighters. Extractor fan. Chrome towel radiator.

Bedroom Two	Double bedroom with sash window overlooking the main garden. Central pendant light point. Oak flooring. Wide alcove ideal for freestanding or built-in bedroom furniture.
Bedroom Three	A further square double bedroom. Sash window overlooking the main garden. Central pendant light point. Oak flooring. Wide built-in wardrobe with storage above to deep alcove.
Bedroom Four	A further double bedroom. Window to rear aspect. Double doors conceal a wardrobe. LED downlighters. High level display recess.
Family Bathroom	White suite comprising panelled bath with metro tiled surround. Overhead and handheld shower attachment with chrome oval shower curtain rail. Wash hand basin on stand with double cupboard beneath, mixer tap. Metro tiled splash back with mirror above. Low level WC. Obscure glazed window. Central ceiling light point. High level open fronted storage. Additional loft hatch. Chrome towel radiator.
OUTSIDE	The property can be approached from Dixons Lane by foot, but a better vehicular approach comes off Hinwood Close via an electric gated driveway. To the rear of this a right of way and gravelled approach leads to two gravelled off-road parking spaces to the front of an old tile capped cob wall. Block paved path to a timber gate which then continues past neighbouring properties and a further section of cob wall, leading into:
Main Front Garden	An attractively landscaped and secluded area with the benefit of a south westerly aspect. Block paved path continues to the front terrace and path to front door. Level lawn. Well stocked herbaceous borders with lavender flowers, shrubs, fruit and specimen trees including a Japanese Acacia. Small timber garden log store. Shed for storing gardening equipment and tools. A gravelled path leads round the gable end to the rear of the property where there is a narrow area with further storage, room for bins and external oil fired boiler. Picket gate providing access to a pedestrian right of way to Dixons Lane. A new boundary fence has been installed.
Home Office	Insulated, timber frame and clad elevations beneath a slate roof. Light and power connected. Oak effect flooring. Window. Vaulted ceiling with exposed collar beam.
Services	Mains water and drainage, mains electricity, oil central heating. EE Broadband 68Mbps download, 15 Mbps upload. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8AS
Council Tax	Test Valley Borough Council - Band D

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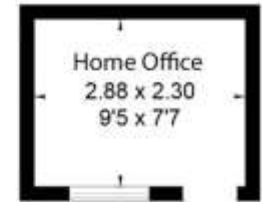
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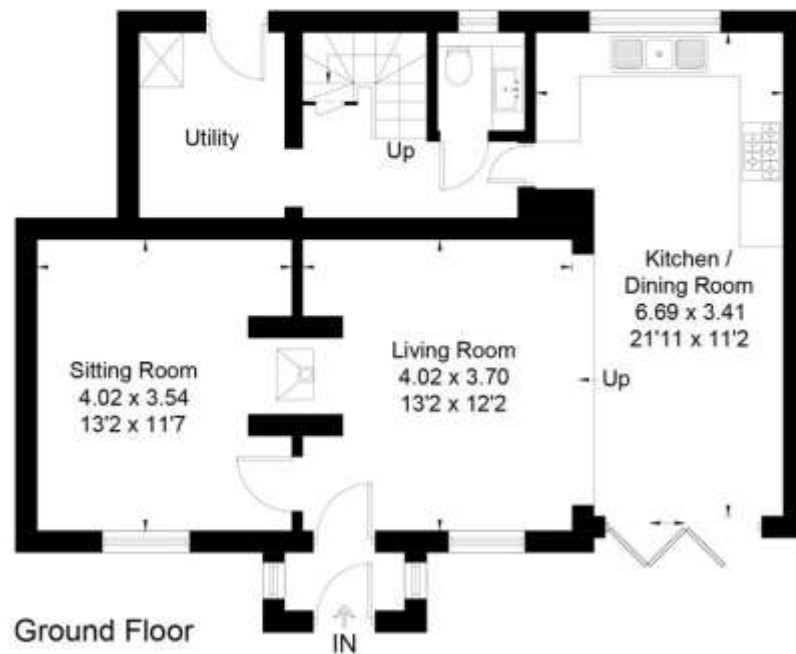
Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
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Approximate Floor Area = 133.5 sq m / 1437 sq ft (Excluding Shed)



(Not Shown In Actual
Location / Orientation)

= Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112672

