
EVANS & PARTRIDGE
WOODSLEE
BROUGHTON, STOCKBRIDGE



















WOODSLEE, RECTORY LANE, BROUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 8AB

A CHARMING DETACHED PERIOD COTTAGE WITH A LEVEL SOUTH FACING GARDEN AND A GARAGE/WORKSHOP IN AN ENVIABLE QUIET AND PRIVATE SETTING OFF RECTORY LANE A RURAL FEELING NO THROUGH LANE OFF THE CENTRE OF THIS POPULAR VILLAGE LEADING TO JUST NINE HOMES

NO CHAIN - AVAILABLE IMMEDIATELY
VIBRANT VILLAGE COMMUNITY
EXCELLENT RANGE OF AMENITIES IN CLOSE WALKING DISTANCE
COMMUNITY SHOP/PO AND PUB
ADDITIONAL PUB/RESTAURANT - PRIMARY SCHOOL - DOCTORS SURGERY
ACCESS TO OUTSTANDING COUNTRY WALKS AND BROUGHTON DOWN

OFFERS INVITED AROUND: £685,000 Freehold

DESCRIPTION

A detached Grade II Listed period cottage with attractive brick and timber framed elevations beneath a recently replenished thatched roof, together with a large brick under tile garage/workshop. The property is set to the rear of a well enclosed, mature garden with a southerly orientation. The charming accommodation includes a triple aspect sitting room with fireplace and log burning stove, a central dual aspect dining/family room, a kitchen/breakfast room with Aga and a blend of oak and granite work surfaces, and a laundry room which also serves as the rear entrance hall. There is also a ground floor bathroom. Two staircases lead to the first floor, which comprises three double bedrooms. The property is approached from Rectory Lane, arguably one of the nicest lanes in the area, being secluded and quiet, with the heart of the village at one end and a dead end at the other, where the lane narrows to a footpath forming part of the Clarendon Way.

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.

ACCOMMODATION

Main Approach — Located off the driveway to the rear corner of the cottage. Flint cobbled approach and outside lantern style light. Stable style panelled door leading into:

Entrance Hall/Laundry — Oak front door with coir mat at threshold, dual aspect with windows to the rear and side. Granite effect work surface with metro tiled splashback and floating limed oak shelves above, cupboards beneath. Central integrated washing machine. Tiled flooring. LED ceiling spotlights. Part bevel edged glazed door with high level obscure glazed box for natural light to one side leading into:

Kitchen/Breakfast Room — Large former fireplace housing five oven electric Aga with traditional double hob and warming plate to one side, ceramic tiled surround, exposed beam above. Internal oak display sill, flush LED downlighters. A mixture of polished granite and oak block work surfaces, mainly with metro tiled ceramic splashbacks. Modern limed oak high and low level cupboards and drawers, open drawers. Open fronted storage areas and full height built-in larder and pantry cupboards. Space for tall fridge freezer. Integrated Siemens dishwasher and recycling area. Twin bowl Belfast style sink unit with central mixer tap. Modern ceiling lights. Door to a deep understairs storage cupboard. Pendant lights over sink. Windows to front and side aspects. Corner cupboards housing meter and fuse box. Folding louvre door to:

Inner Hall — Staircase 2 rising to bedroom 3. Exposed timber framework to one wall with part inset brick panel. High ceiling. Painted T & G panelling. Opening within framework and step down into dining/family room. Latch door into bathroom.

Dining /Family Room	A large dual aspect reception room. Window to front aspect overlooking the main garden. Further picture window and glazed door to rear aspect. Wall light points. Exposed ceiling beam and joists. Exposed framework on all elevations. Opening to side of substantial chimney breast into:
Sitting Room	A cosy triple aspect reception room with two windows to the rear aspect and further windows to the front and side elevations. High ceiling with exposed beam and joists. Beautiful wide inglenook fireplace with raised brick hearth, copper hood, exposed beam above and display areas. Wall light points. A wide turning staircase to one corner rises to the first floor.
Bathroom	White suite comprising pedestal wash hand basin. Panelled bath with fully tiled surround, mixer tap/handheld shower attachment to one end. Low level WC. Obscure glazed windows on two aspects. Chrome towel radiator. Fan heater. Extractor fan. Strip light with shaver socket. Oak effect flooring.
FIRST FLOOR	Landing via staircase from sitting room. High ceiling. Wall light point. Loft hatch. Exposed framework and wind brace. Doors to:
Bedroom One	A large dual aspect double bedroom. High ceiling. Exposed characterful framework to all walls. Built-in corner cupboards. Windows to front and rear aspects.
Bedroom Two	A large double bedroom with corner vanity unit. Ceramic tiled sill with inset basin, large mirror over with strip light and shaver socket above. Wide windows to the gable end. Further cottage window to front aspect. Central high level exposed brickwork above truss, also at the gable end. Large built-in double wardrobe cupboard with further storage over.
Bedroom Three	Accessed via a latch door at the top of staircase 2. An additional double bedroom with wide window overlooking the main front garden. Door to cupboard housing Megaflo pressurised hot water cylinder. Further doors to cupboards and storage. Exposed wind brace in one corner. High cupboard over stairs.
OUTSIDE	Accessed off Rectory Lane. Timber double gates onto a long shingle driveway which continues to the rear of the cottage and onto a large, detached garage/workshop; brick under tile with central double doors, a window to rear and power connected. The driveway provides ample parking. A knapped flint curved paved area borders the cottage. The main garden which extends to the front of the cottage is level and enjoys great seclusion; this is laid predominantly to lawn and has the benefit of a southerly aspect. A central paved terrace area is ideal for barbeques. The garden is interspersed with shrubs, topiary yew and specimen trees including silver birch and a catalpa, surrounded by herbaceous borders and roses.
Services	Mains water and drainage. Electricity. Oil heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Broadband/Mobile Coverage	As there are different providers for both services, please can we recommend that to gain accurate information you refer to Ofcom to investigate the availability of each service. If you have specific questions we will endeavour to ascertain an answer upon request.
Directions	SO20 8AB
Council Tax	Test Valley Borough Council - Band G

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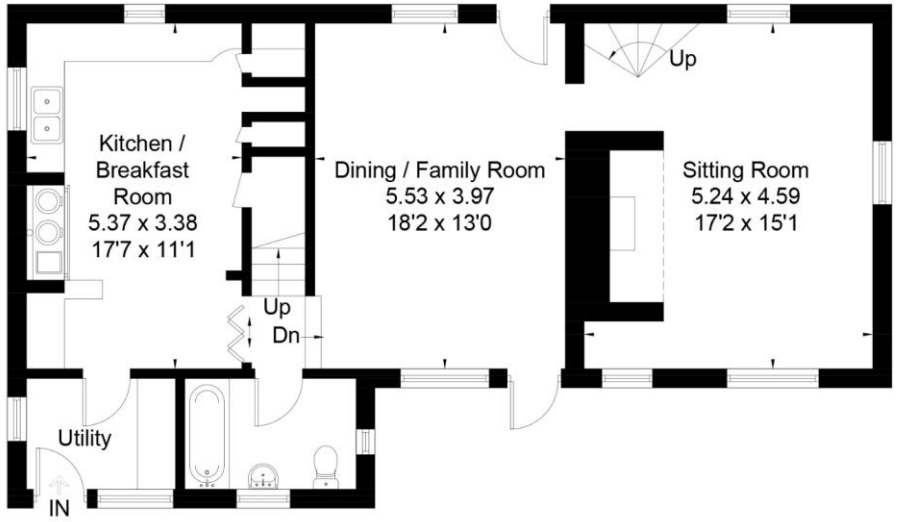
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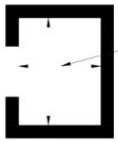
Approximate Floor Area = 149.5 sq m / 1609 sq ft
Outbuildings = 25.0 sq m / 269 sq ft
Total = 174.5 sq m / 1878 sq ft



First Floor



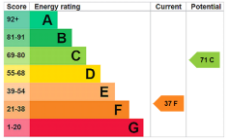
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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 #116233