



HOUGHTON, STOCKBRIDGE, SO20

Carter Jonas

BEAM COTTAGE, HOUGHTON, STOCKBRIDGE, SO20 6LN

- Stockbridge 2 miles
- Andover 10 miles
- Winchester 13 miles

Sitting room • Kitchen • Dining room • Garden room • Study • Studio/office/bedroom 4 • Principal bedroom with ensuite • 2 Further bedrooms • Bathroom • Guest w/c • Utility • Double garage • Garden with driveway parking • EPC D

DESCRIPTION Grade II listed Beam Cottage is thought to date from the C17 and we understand was once 3 separate cottages. In 2010 the cottage was extended with addition of the hall, utility, workshop, studio and double garage. The front door opens into the spacious and modern hall which leads to the enormously characterful main house with its lovely exposed beams and brick work. The high quality kitchen has an Aga, marble work tops and a superb 2 drawer dishwasher. The cosy snug and dining room are adjacent. There is also a study and garden room. Separate staircases lead to the principal bedroom with ensuite and 2 other bedrooms and bathroom. Above the garage is the large studio/office room which might also be used as a 4th bedroom.

OUTSIDE The house is situated in the village conservation area and approached via a five bar gate over a shingle drive. There is plenty of space to the front of the property for parking and there is a generous double garage. To the rear of the house are patio areas and lawn which can be accessed from the garden room. The garden is enclosed by fencing and hedging and there is a good working garden area with shed. The workshop is accessed from the garden. The double garage has electric doors opening on to the drive.

LOCATION The charming village of Houghton, renowned for its acclaimed fishing club, sits in the picturesque rural setting of the Test Valley. With many country pursuits on the doorstep from fishing on the River Test to walking the historic Clarendon Way and Test Way there are many activities on offer. The village has a pub, a church and village hall whilst the nearby town of Stockbridge, 2 miles to the north, offers other amenities which include restaurants, shops, schools, as well as a doctor's surgery. Houghton lies between the historic cathedral cities of Salisbury and Winchester. Communication links are accessible in the form of rail links into London Waterloo via nearby Grateley and Winchester. The A303 offers access to the West Country and to London via the M3 whilst the A34 links to the south coast or the north. Stockbridge has both a primary and a secondary school with Peter Symond's Sixth Form College at Winchester. Independent preparatory schools include Princes Mead, Pilgrim's, Twyford, Stroud and Farleigh, with Winchester College and St Swithun's in Winchester, Godolphin's in Salisbury and Hampshire Collegiate in Romsey.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains electricity and water. Oil fired central heating to the main house and electric underfloor heating to the link. Private drainage.

Local Authority: Test Valley Borough Council. Council Tax Band F.

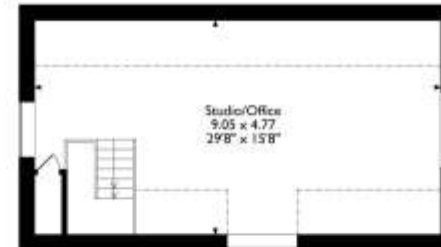
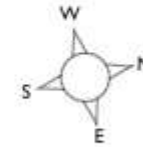
Viewing: Strictly by appointment - Carter Jonas.

CHARACTERFUL AND SPACIOUS COTTAGE WITH PRETTY GARDENS, DOUBLE GARAGE AND READILY ADAPTABLE STUDIO ROOM/BED 4. EPC D

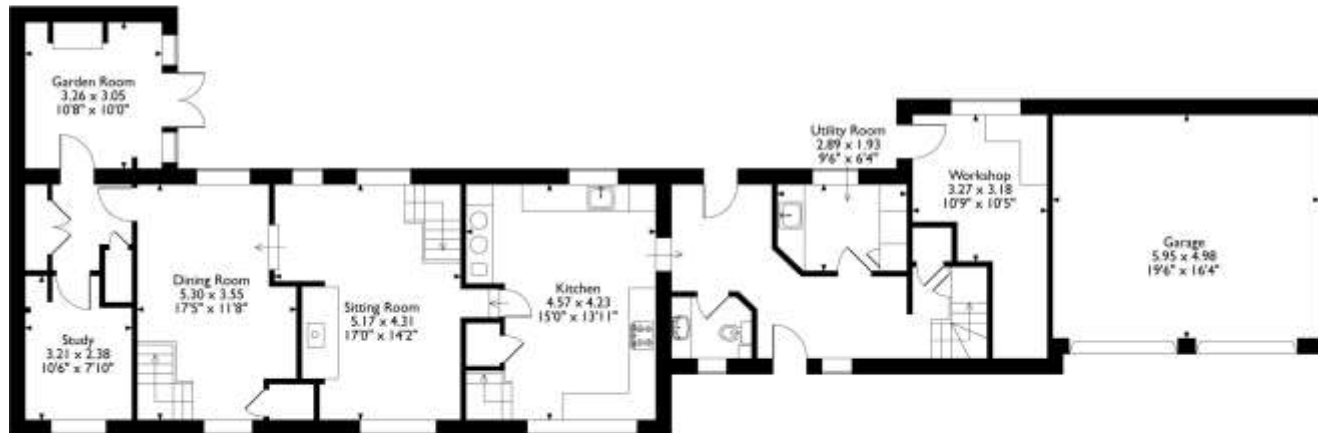




Houghton, Stockbridge, Hampshire
 Approximate Gross Internal Area
 Main House = 172 Sq M/1852 Sq Ft
 Garage = 30 Sq M/323 Sq Ft
 Studio/Office = 29 Sq M/312 Sq Ft
 Workshop = 12 Sq M/129 Sq Ft
 Total = 243 Sq M/2616 Sq Ft

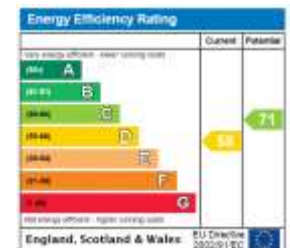


First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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