



**MARTINS**

Houghton, Stockbridge, Hampshire, SO20 6LY

**Carter Jonas**

## MARTINS, HOUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 6LY

- 3 bedrooms
- 2 reception rooms
- 2 bathrooms
- Kitchen/breakfast room
- Double garage
- Garden with driveway parking

### DESCRIPTION

The property is being sold with full planning consent for a substantial extension and alterations to the existing property and the creation of a separate residential dwelling.

Built in 1932 the current house is thought to have been extended in the 1980's and has been much improved and refurbished by the current owner. The property has had extensive re wiring, new plumbing and bathrooms fitted, new kitchen installed and redecorated. The house is exceptionally light and bright with very generously proportioned rooms. The welcoming front hall leads to the drawing room, dining room and the kitchen/breakfast room. The drawing room is a light and bright space being dual aspect. Upstairs there is a large principal bedroom with en suite and two further double bedrooms and a family bathroom.

Considerately and imaginatively designed by the award winning Lesley Halley associates, the current planning permission permits for extensions and alterations to the existing property including altering the garage into a games room. Other uses for the garage such as an annexe could be considered. The design for the new build incorporates large bedrooms and a vaulted ceiling to the master bedroom, with ensuite bathroom. The oversize single garage is attached to the house allowing convenient use and ample storage space as may be required. Subject to further planning you could look at a resubmission to create a single residential home.

Occupying a corner plot, the current owners have already complied with some of the conditions of the planning

## A RARE AND EXCITING OPPORTUNITY TO PURCHASE A THREE-BEDROOM FAMILY HOME ON A PLOT OF APPROX. 0.3 ACRES



permission, these include newly formed entrance as well as other highways conditions.

All planning permissions can be viewed via Test Valley Borough Council website, under planning reference 19/01615/FULLS.

### OUTSIDE

The house is situated in the village conservation area and approached via a generous tarmac drive. To the rear of the house is a large patio area and lawn which can be accessed from the kitchen and the French doors in the drawing room. The rear garden is enclosed by wooden fencing and hedging.

### LOCATION

The charming village of Houghton, renowned for its acclaimed fishing club, sits in the picturesque rural setting of the Test Valley. The village has a pub, a church and village hall whilst the nearby town of Stockbridge, 2 miles to the north, offers further amenities. 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.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Oil fired central heating. Private drainage.

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

**Viewing:** Strictly by appointment. Carter Jonas.

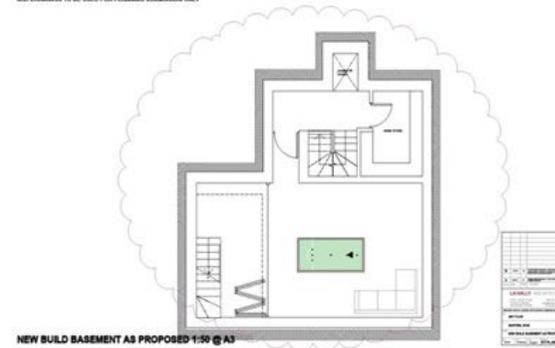
**Agent's Notes:** 1. If necessary the lift will be removed prior to completion with all remedial works required to make good undertaken.

2. The development has commenced in compliance with Condition 12 of the planning permission and so can be completed at any time going forward.

3. Available as a whole or separate lots.

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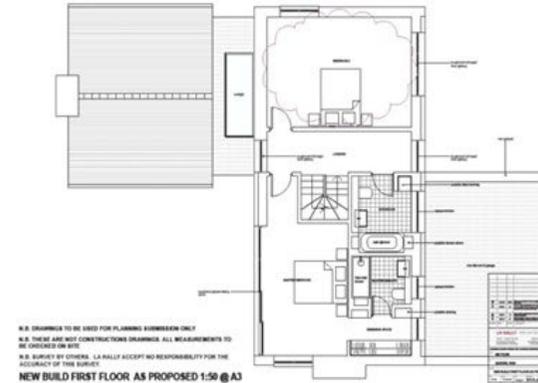
N.B. THESE ARE NOT CONSTRUCTION DRAWINGS. ALL MEASUREMENTS TO BE CHECKED ON SITE.  
N.B. SURVEY BY OTHERS. LA HALLY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY.  
N.B. DRAWINGS TO BE USED FOR PLANNING SUBMISSION ONLY



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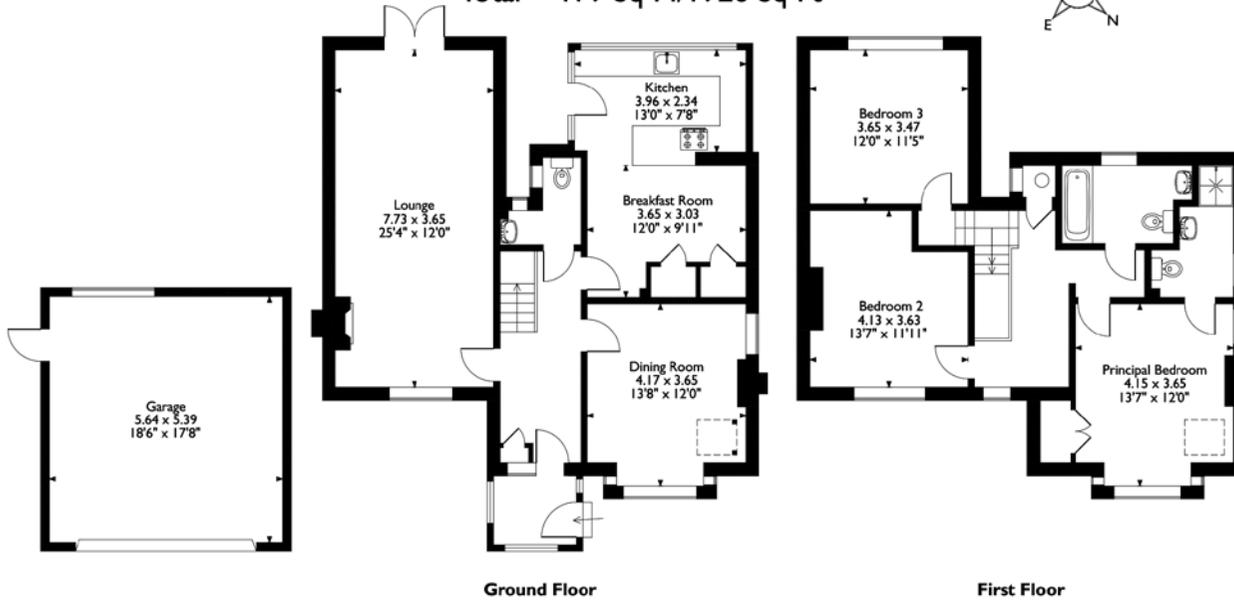
### MARTINS, SO20



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Martins, Houghton, Stockbridge, Hampshire  
 Approximate Gross Internal Area  
 Main House = 149 Sq M/1603 Sq Ft  
 Garage = 30 Sq M/323 Sq Ft  
 Total = 179 Sq M/1926 Sq Ft



Ground Floor

First 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	33	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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