



HOUGHTON, STOCKBRIDGE, SO20 6LY

Carter Jonas

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Drawing room • Kitchen breakfast room • Dining room • Principal bedroom with ensuite • 2 Further bedrooms • Bathroom • Guest w/c • Double garage • Garden with driveway parking • Planning consent to extend • EPC F

DESCRIPTION Built in 1932 the house is thought to have been extended in the 1980's and has been much improved and refurbished by the current owner. Planning consent was granted to develop a new house in the adjacent garden (not included in the sale) and to extend Martins to add a 4th bedroom and bathroom and to increase the ground floor area alongside converting the garage. (19/01615/FULLS)
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, with its fireplace; to the dining room and the kitchen breakfast room. Upstairs there is a large principal bedroom with en suite and 2 further double bedrooms and a family bathroom.

OUTSIDE The house is situated in the village conservation area and approached via a generous tarmac 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 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. 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 doctors 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: Oil fired central heating. Private drainage.

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

Viewing: Strictly by appointment - Carter Jonas

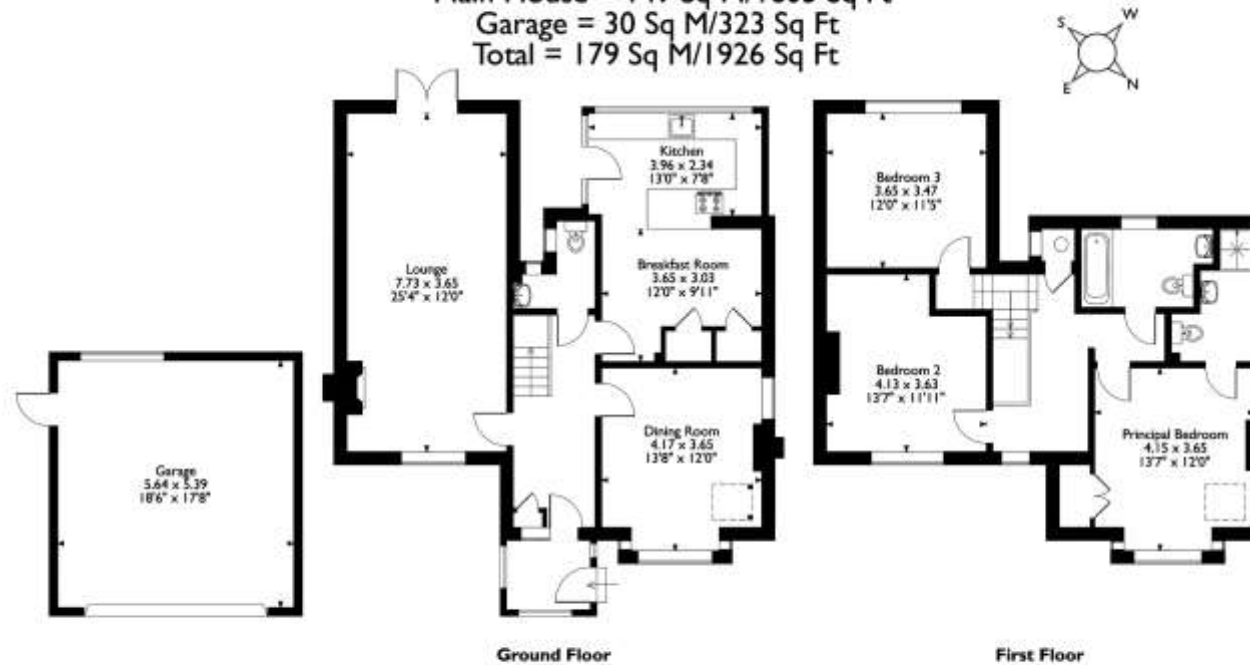
AGENTS NOTE: If necessary the lift will be removed prior to completion with all remedial works required to make good undertaken.

A SMART DETACHED HOUSE WITH PLANNING CONSENT TO EXTEND IN A DESIRABLE STOCKBRIDGE VILLAGE

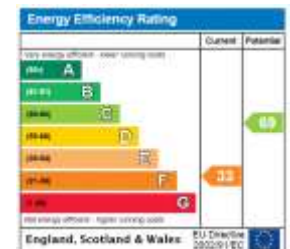




Martins, Houghton, Stockbridge, Hampshire
 Approximate Gross Internal Area
 Main House = 149 Sq M/1603 Sq Ft
 Garage = 30 Sq M/323 Sq Ft
 Total = 179 Sq M/1926 Sq Ft



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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