



2 MANOR FARM COTTAGES

North Houghton, Stockbridge, Hampshire, SO20 6LF

Carter Jonas

2 MANOR FARM COTTAGES, NORTH HOUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 6LF

3 bedrooms • 2 reception rooms • 2 bathrooms •
Kitchen • Study/bedroom 4 • Double garage • Garden

DESCRIPTION

2 Manor Farm Cottages has been extended to the side and rear to provide deceptively spacious accommodation. The work has ensured this is an efficient to run cottage incorporating both air source heat pump and photo-voltaic panels delivering underfloor heating and plenty of hot water. The ground floor has recently been laid out to offer 1 double bedroom with ensuite shower wet room, plus a second double bedroom/study with adjoining ensuite shower/utility room and generous built in storage. The living accommodation is to the rear of the property to take advantage of rural views and access to the garden. The large new modern kitchen / dining room, offering 2 integral ovens, induction hob and microwave, leads from the hall and opens into a bright and airy vaulted garden sitting room. Garden doors open onto a raised wooden terrace with steps down to the garden itself. There is a large double fronted wood burning stove which benefits both the dining and sitting rooms. Upstairs are two additional bedrooms and a bathroom. The floored roof space is accessed by loft ladder and enjoys both light from a Velux window and electric lighting.

OUTSIDE

The cottage sits in an enclosed south facing pretty garden offering an aesthetic log store, and shed with electric power points and lighting. To the rear there is a sunny west facing patio and seating area. An additional plot of land is situated across the lane which provides plenty of off-road parking, a substantial modern timber clad double garage offering plentiful electric sockets and outside water point. A further wild garden, with greenhouse, suggests itself to an allotment or additional garden.

A PRETTY, PERIOD SEMI-DETACHED COTTAGE IN A RURAL LOCATION IN DESIRABLE NORTH HOUGHTON



LOCATION

The charming village of North 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. The village has a pub, a church and village hall whilst the nearby town of Stockbridge, approximately 1 mile to the north, offers other amenities which include restaurants, shops, schools, as well as a doctor's surgery. North 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 Symonds Sixth Form College at Winchester. Independent preparatory schools include Prince's Mead, Pilgrims', Twyford, Stroud and Farleigh, with Winchester College and St Swithun's in Winchester, Godolphin's in Salisbury and Embley in Romsey.

ADDITIONAL INFORMATION

Tenure: Freehold.

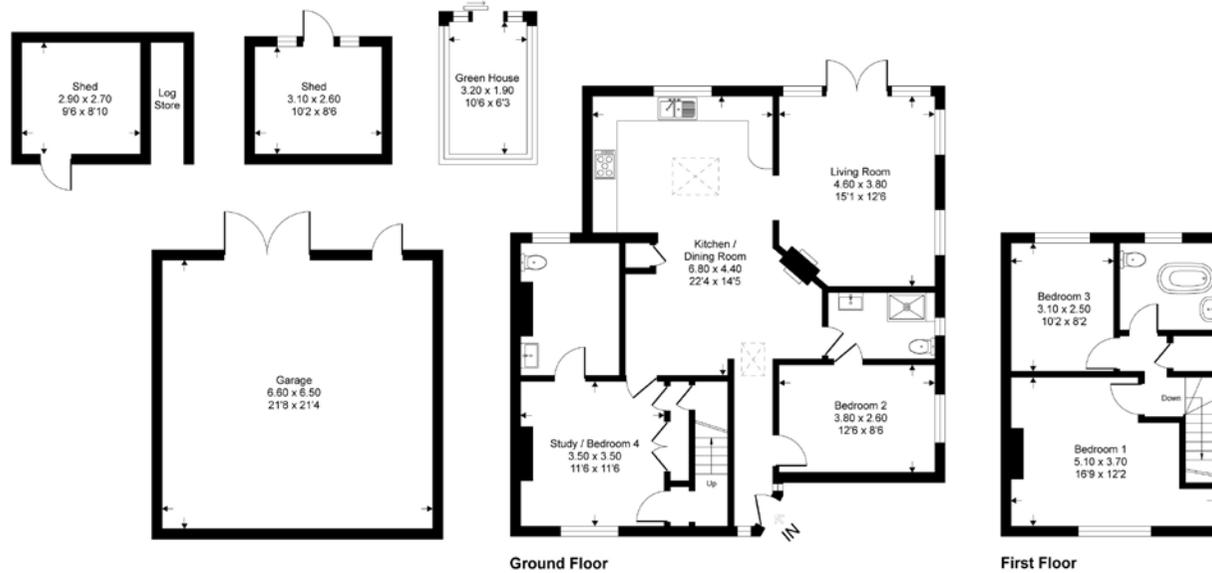
Services: Mains water and electric. Electric Air Source Heat Pump. Shared septic tank with neighbour. Access in garden. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

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

Viewings: Strictly by appointment through Carter Jonas.



Manor Farm Cottages, SO20
 Approximate Gross Internal Area = 128 sq m / 1379 sq ft
 Approximate Garage Internal Area = 43 sq m / 462 sq ft
 Approximate Outbuildings Internal Area = 22 sq m / 236 sq ft
 Approximate Total Internal Area = 193 sq m / 2077 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
 Produced fro Carter Jonas

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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