

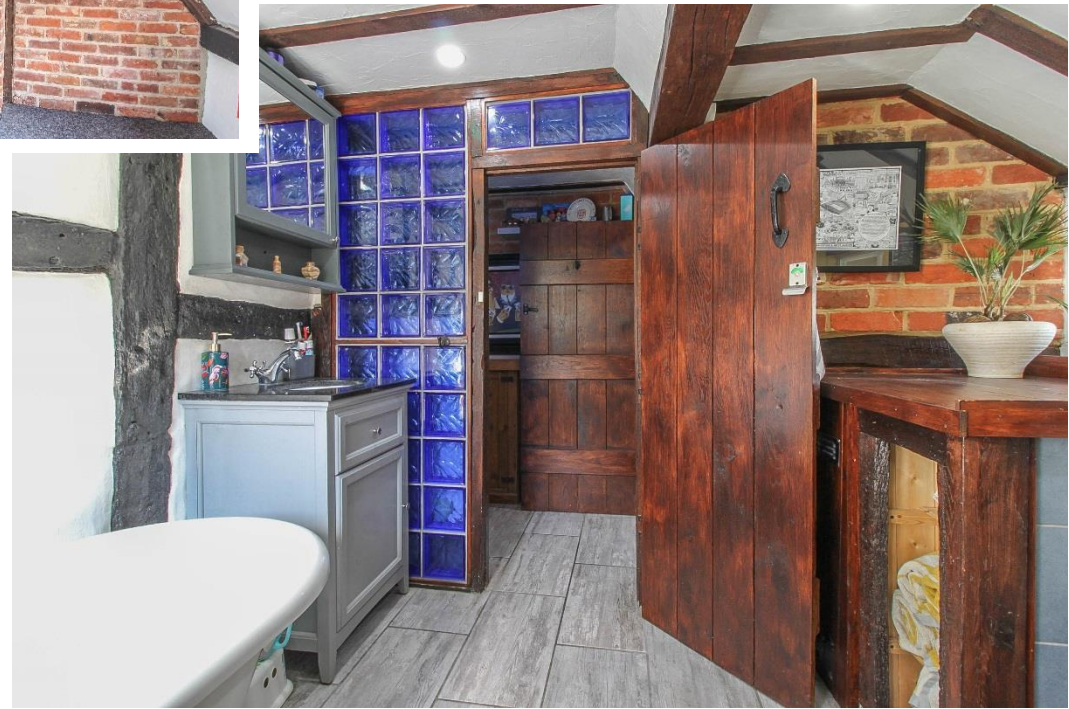


EVANS & PARTRIDGE

OLD TIMBERS
BROUGHTON, HAMPSHIRE









OLD TIMBERS, PAYNES LANE, BROUGHTON, STOCKBRIDGE, HAMPSHIRE SO20 8AH

A CHARMING PERIOD COTTAGE WITH WELL PRESENTED AND APPOINTED ACCOMMODATION FULL OF CHARACTER
TOGETHER WITH PLENTY OF OFF-ROAD PARKING AND AN ATTRACTIVELY LANDSCAPED SOUTHERLY FACING GARDEN
SITUATED IN THE HEART OF THIS POPULAR VILLAGE

RECEPTION HALL • SITTING ROOM • DINING ROOM • KITCHEN / BREAKFAST ROOM • INNER HALL • BATHROOM • SHOWER ROOM
PRINCIPAL BEDROOM • TWO FURTHER BEDROOMS
WORKSHOP / BIKE STORE • PARKING AREA • BEAUTIFULLY LANDSCAPED SOUTHERLY FACING REAR GARDEN

OFFERS INVITED AROUND £585,000 FOR THE FREEHOLD

DESCRIPTION

An attached Grade II Listed cottage set in the heart of the village. This highly characterful building has been much improved by the present owners and offers accommodation comprising reception hall, sitting room, dining room, kitchen/breakfast room, inner hall with bar area, bathroom and also a shower room on the ground floor. On the first floor there is a stunning large dual aspect principal bedroom and two further bedrooms. Outside there is fully insulated workshop/bike store, the main southerly facing rear garden is beautifully landscaped and features a large terrace, ideal for entertaining.

LOCATION

The property is situated in the village of Broughton which offers everyday amenities including a Community Post Office/store, doctors' surgery, village hall, church, public house and primary school. There is excellent walking in the surrounding countryside with access onto the Clarendon Way and Broughton Down. The picturesque town of Stockbridge is about 4 miles away and provides a range of shops, hotels, restaurants, churches and a secondary school. The cathedral cities of Winchester and Salisbury are 12 and 13 miles distant 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.

SCHOOLING AND RECREATION There is excellent schooling (private and state) in the area in addition to the primary school in Broughton. Stockbridge has primary and secondary schools; Kings and Peter Symonds Sixth Form College are located in Winchester and there are Grammar Schools in Salisbury. Farleigh Preparatory School is within a short drive; other local public schools include Winchester College and St Swithun's in Winchester, Godolphin, Chafyn Grove and the Cathedral School in Salisbury. There is excellent fishing on the River Test and a golf course in Leckford as well as two in Andover.

ACCOMMODATION

Cobbled granite set steps rise to stable style front door with decorative wrought iron/glazed panel set within exposed framework, and lantern style lights to either side.

RECEPTION HALL Exposed brick and terracotta tiled floor with inset coir mat at threshold. Coat hooks. Exposed ceiling beams. Flank wall of inglenook fireplace with open recess beneath exposed beam through to inglenook fireplace housing log burner. High and low level cupboards housing meter and fuse box. Ceiling and wall light points. Ledged and braded latch doors to sitting room and dining room.

SITTING ROOM (*Good size dual aspect reception room*) Stunning open brick inglenook fireplace with contemporary log burning stove on flagstone/granite hearth, exposed beam over. Deep recess to one side of fireplace with part of an original bread oven exposed with arched tiled ceiling and low aperture through to dining room. High ceiling/former smoke bay with exposed timbers, curved brickwork and timbers with brick infill and oak display sills into recesses. Exposed brick flooring. Heavy exposed ceiling timber and joists to either side. High leaded window to front aspect. Two leaded windows (one with bay and oak display sill) to rear aspect overlooking terrace and formal garden. Wall light points. Arched recess with slate sill. Internal stained glass window to reception hall. Ledged and braced latch door with oak architrave into:

KITCHEN / BREAKFAST ROOM Ceramic Belfast sink unit with copper mixer tap. Long roll top work surfaces, display sills and shelf. Range of pastel colour washed high and low level cupboards and drawers. Space and plumbing for upright fridge/freezer, full height cupboard to side. Under-counter Stoves oven/grill, four ring Stoves induction hob above with glass splash back and contemporary extractor fan and light above. Recess and plumbing for dishwasher. Wide bay window to side aspect with inset breakfast bar overlooking main terrace and gardens, pendant light point above. High profile ceiling with exposed timbers. Three pendant light points. High level window to rear aspect.

DINING ROOM (*Light and airy dual aspect reception room*) Further impressive inglenook fireplace (functioning) with white-washed exposed brickwork, large beam above and flagstone hearth. Part leaded glazed stable style door with windows to either side opening onto terrace and garden. Numerous exposed ceiling timbers and exposed framework to one wall. Leaded picture window to front aspect. Wall lights and pendant light point. Space for large dining table. Exposed brick floor. Turning staircase rising to first floor with understairs storage cupboard. Open doorway into:

INNER HALL / BAR AREA Bar extends to alcove to one side with cupboards beneath, shelf above. Porcelain tiled floor. Contemporary radiator with towel rail. Ledged latch door into shower room. Further similar door set into blue glass block wall into:

FAMILY BATHROOM (*Well fitted*) White suite comprising wash hand basin with polished granite surround, mixer tap, cupboard and drawer beneath. Four claw roll top bath with mixer tap/hand held shower attachment to one end. Low level WC. Porcelain tiled floor and part tiled walls. Exposed beams, timbers and framework. Cabinet housing oil fired boiler with display sill above, towel storage to side. Obscure glazed windows to side aspect. Large leaded light overlooking rear garden. Panelled oak latch door into laundry cupboard with space and plumbing for washing machine, rooms above to stack dryer.

SHOWER ROOM Porcelain tiled floor. Contemporary raised wash hand basin with waterfall tap on polished granite sill, cupboard beneath. Low level WC with concealed cistern. Step up into porcelain tiled wet area with overhead and wall mounted attachments. Shelving. Obscure glazed windows on two aspects. Contemporary radiator. Tiled door concealing cupboard with pressurised hot water cylinder with expansion tank. Further cupboard with electrics.

FIRST FLOOR

STAIRWELL AND LANDING Full of character with original exposed floorboards, framework and inset brick panels. Two ceiling light points. Recess with shelving. Doors to:

PRINCIPAL BEDROOM (*Stunning large dual aspect double bedroom*) Leaded lights to front and rear aspect. Beautiful exposed curved brick fireplace with exposed brick chimney breast, cupboard to side. High ceiling with exposed purlins and beams. Level raised platforms for double bed and space for range of contemporary bespoke furniture (*this may be available by separate negotiation*). Access to loft space via hatch.

BEDROOM TWO Leaded light to rear aspect overlooking main garden. Exposed purlin wind brace, and framework. Display sill. Internal window to landing. Shelving.

BEDROOM THREE Small pane window to front aspect. Exposed brickwork, framework and purlin.

OUTSIDE

The cottage fronts onto Paynes Lane. Granite set pavements to front elevation with space for potted plants/trees. At end of cottage a gravelled parking space and sleeper retained gravel border with pillar lights. Trellis work with gate to side leads into:

MAIN REAR GARDEN Substantial sandstone terrace, ideal for entertaining and barbecues surrounded by attractive curved brick retaining walls with central wide sandstone steps onto the main garden. One side is laid to lawn with well stocked borders and mature hedging to the boundary. To the other side there is a well stocked flower and shrub border with gravelled path rising to rear parking area. Raised sleeper/brick enclosed children's play area with rubber base and surrounding tile and slate capped cob walling. Path with large tree stump to side for pots leads to the rear boundary. Sleeper retained borders on either side. Oil tank.

WORKSHOP / BIKE STORE Well-built and fully insulated with light and power connected. Door at gable end fronting Chapel Lane. Carpeted. Fluorescent lighting. Fan heater. Work bench with shelving above. Personnel door to side.

Hardstanding with generous off-road parking for three vehicles.

SERVICES

Mains water, electricity and drainage. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

DIRECTIONS **POST CODE** SO20 8AH.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS AND PARTRIDGE

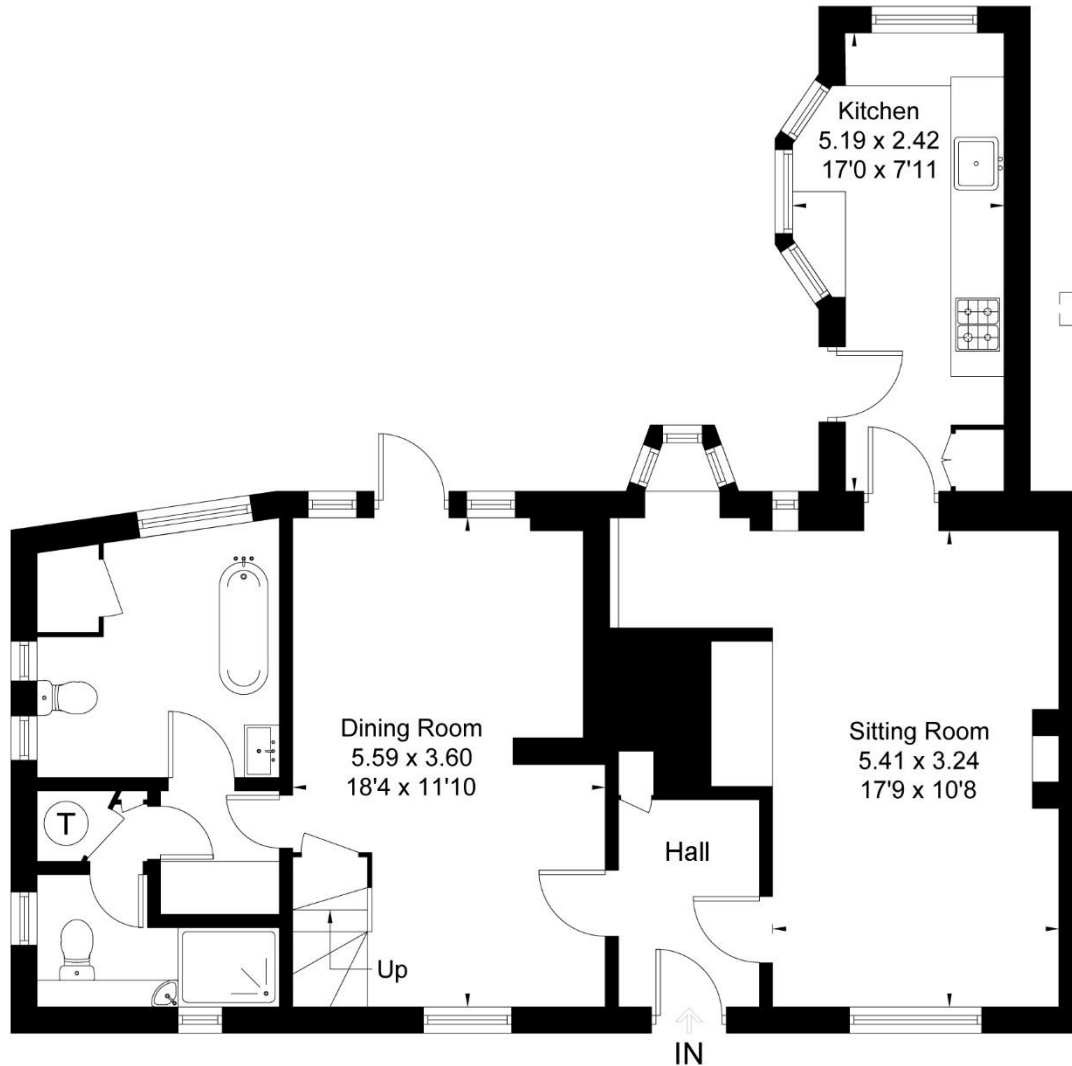
Tel. 01264 810702

www.evansandpartridge.co.uk

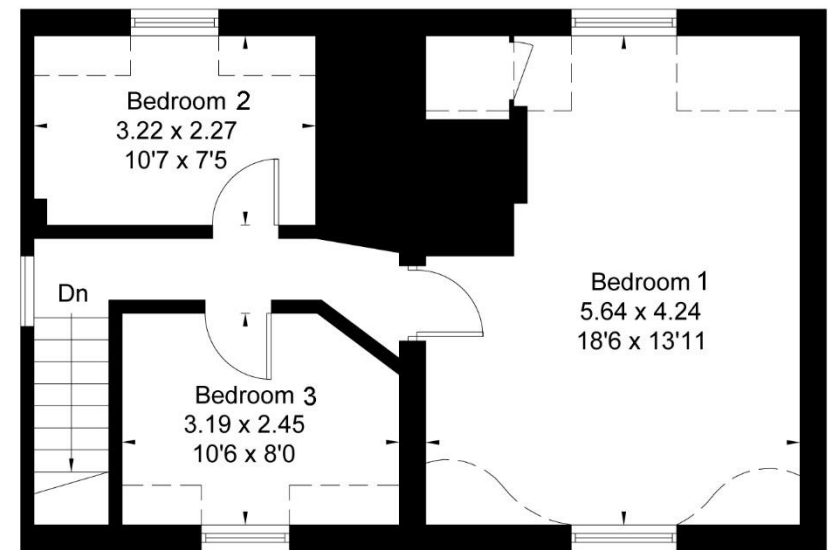
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company no. 10437262)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Area = 123.8 sq m / 1333 sq ft
Workshop / Bike Store = 8.9 sq m / 96 sq ft
Total = 132.7 sq m / 1428 sq ft
Including Limited Use Area (5.0 sq m / 54 sq ft)



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)