



£1,350,000

Salisbury Road, Broughton

Detached House | 5 Bedrooms | 3 Bathrooms

0333 577 0118



www.everystepoftheway.net



Step Inside

Main Particulars

Celeste at the 'Every Step of The Way Property Group' is delighted to bring to the market this beautiful, detached property. Situated in the highly sought-after village location of Broughton, just on the outskirts of the quintessential market town of Stockbridge. This stunning ex farmhouse in more recent years has been the subject of a complete renovation project, creating a fabulous country residence. The accommodation offers approximately 3,280 square feet of spacious and versatile accommodation. The accommodation is exceptionally light and airy, with high ceilings throughout and quality fixtures and fittings, whilst still maintaining its charismatic charm. The property is the idea property for family living, or simply for those that like to entertain. If further accommodation/self-contained annexe is required, then part of the property can be sectioned off and used for ancillary accommodation. The property is set within approximately 0.377 of an acre of beautifully landscaped grounds, with entertainment patio terrace, and enjoying a southerly facing rear aspect and surrounding neighbouring fields and countryside views. There is also a recently built outbuilding, currently being utilised as a gym, which benefits from water and electricity. The property is approached via a gated entrance with parking for numerous vehicles and if garaging is required, then there is potential for a triple carport, garaging, or suchlike, subject to the relevant planning consents. Situated in the sought-after village of Broughton, within 5 miles of Stockbridge, with excellent road connections and rail links to London Waterloo.

Preliminary details

To the front of the property is an entrance porch/boot room that leads into the main hallway. The main hallway leads through to all the main principal reception rooms and has stairs leading to the first-floor accommodation and there is an additional rear entrance with a further enclosed porch/boot room accessed off the hall, plus a cloakroom. The main ground floor accommodation comprises of a formal dining room/reception room, with space for a fireplace, if desired, and there are doors that open out onto the garden entertainment rear patio terrace. There is a spacious office, which features an iron wood burning stove. There is the live-in-style kitchen/dining/family room, which is most certainly the hub-of-the-house. The kitchen/dining/family room is lovely and spacious and has a large sitting area and dining area. This open plan space enjoys the views of the garden and surrounding countryside, with doors that open out from here onto the garden entertainment patio terrace. This room is great space for family living and entertaining. The kitchen has been fitted to a modern country style and boasts a large central island and benefits from extensive cupboard space and built-in appliances and walk in pantry and butler sink.

Accessed off the kitchen/dining/family room is an additional cloakroom, laundry room and annexe accommodation. The annexe benefits from a large sitting room with wood burning stove and has stairs that lead up to the main bedroom. The bedroom is of a good size and enjoys a study area and has a separate ensuite modern shower room.

The first-floor accommodation to the main part of the house comprises of a fabulous master bedroom suite, which enjoys views of the garden and surrounding countryside. There is a walk-in dressing room and a modern ensuite shower room with his and her sinks. There are a further two good-sized double bedrooms and a fourth single room. The main bathroom has been fitted to a modern and contemporary style and enjoys a walk-in shower and large oval soak bath.

Outside

Positioned on a plot of approximately 0.377 of an acre and enjoying a sunny southerly facing rear aspect. To the front of the property there is driveway parking and a gate and drive that leads to the side of the property and to the rear. A gated entrance is located at the rear of the property and leads to a large driveway with ample parking for numerous vehicles. There is plenty of space to add a detached triple garage/carport, if desired, and subject to the relevant planning consents. Located at the rear of the garden is an outbuilding, which has been recently constructed and benefits from power and water, ideal for a gym or office, or suchlike. The garden is attractively landscaped and is laid to lawn with various shrubs and borders and there is a large entertainment patio terrace to enjoy those summer evenings and alfresco dining.

Summary of features

Solid oak flooring * Wrought iron radiators * High ceilings * Light and airy spacious rooms * Recess spot lighting * Modern and contemporary bathroom and ensuites * Walk in showers and large soak bath * Oak doors * Wood burning stoves * Sash windows * Modern country style kitchen with breakfast island * Butler sink * Built-in kitchen appliances * Walk in pantry * Bi-folding doors * Laundry room * Boot rooms * Annexe/ancillary accommodation * Spacious guest rooms * Master bedroom with walk in dressing room and ensuite * Stunning surrounding views * Attractively landscaped garden * Large patio entertainment terrace * Southerly facing rear aspect * Gated entrance and large drive way * Outside office/gym * Scope for further garaging, if desired, and subject to the relevant planning consents

Situation

Broughton is a highly desirable Test Valley village with an excellent shop and post office, a public house, doctor's surgery, church and primary school. Broughton is excellently located for the commuter and lies in the triangle of Salisbury, Winchester and Andover. There is very convenient access to London and the West Country by road (M3 and A303) and rail, with main line stations at Grateley, Winchester and Salisbury providing fast trains to London Waterloo. Broughton is blessed with some spectacular walks and countryside and The Test Valley is renowned for the River Test and if one was to stick a pin in a map to mark the 'Mecca' of fly fishing it would

certainly fall in the town of Stockbridge. The area is also a favourite for ramblers, cyclists and for its shooting. The Stockbridge Down Walk offers spectacular views over Hampshire, especially over Rosalind Hill memorial bench, which looks North out over Andover and Salisbury Plain. The National Trust Common Marsh Wildlife Walk is also a favourite where you can enjoy a stroll along the River Test at Stockbridge on a National Trust walking trail near Mottisfont, Hampshire. The Test Valley is most definitely a fantastic area for walking and boasts an abundance of wildlife. The Georgian market town of Stockbridge is within 5 miles and offers a wider range of facilities including boutique shops, restaurants and the renowned butcher's, John Robinson. Further east is the cathedral city of Winchester with various sports clubs, cinema and the Theatre Royal. The cathedral city of Salisbury lies to the west. There are excellent schools within the area in both the public and private sector, with Godolphin School for Girls in Salisbury, Embley Park School, Rookwood School and St Swithun's School for Girls in Winchester, together with Winchester College and Pilgrims Prep School.

General information

Council – Test Valley Borough Council

Tax Band – F

Services – Mains electricity, water, private drainage and oiled fired central heating



Telephone: 0333 577 0118



www.everystepoftheway.net