



**HONEYSUCKLE COTTAGE, PAYNES LANE
BROUGHTON, STOCKBRIDGE**

EVANS & PARTRIDGE















HONEYSUCKLE COTTAGE, PAYNES LANE, BROUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20

A LARGE DETACHED PERIOD HOUSE THAT HAS BEEN EXTENDED OVER THE YEARS PROVIDING SPACIOUS ACCOMMODATION INCLUDING THREE/FOUR BEDROOMS, WITH PLENTY OF OFF-ROAD PARKING, A LARGE GARAGE AND WELL ENCLOSED LANDSCAPED GARDEN, QUIETLY SITUATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE

**SUNDAY TIMES 20 BEST SECRET VILLAGES SEPTEMBER 2024
OVER 2,300 SQ FT OF ACCOMMODATION
PLENTY OF OFF-ROAD PARKING AND LARGE GARAGE
SCOPE AND POTENTIAL FOR SOME RECONFIGURATION AND MODERNISATION
QUIET, TUCKED AWAY SETTING YET CENTRAL TO VILLAGE
ATTRACTIVE LANDSCAPED GARDENS
A HIGHLY DESIRABLE VILLAGE WITH EXCELLENT AMENITIES**

OFFERS IN THE REGION OF: £725,000 Freehold

DESCRIPTION

A classic double fronted period house that has been largely extended to the rear. The accommodation includes a substantial main reception room, dining room with inglenook fireplace and large conservatory. There is a kitchen/breakfast room and a further large prep kitchen/utility connected by a long rear passage off which there is a ground floor cloakroom. To the first floor there is a principal bedroom with en suite bathroom and an adjoining dressing room that has been used in the past as a study, two further double bedrooms and a family bathroom. The upstairs could easily be converted to have four bedrooms if preferred. The property has an attractive area of landscaped garden and split level terracing to one side and can be accessed from Paynes Lane and Hinwood Close. There is plenty of off-road parking and a large garage.

LOCATION

The property is situated in the village of Broughton which offers everyday amenities including a community post office/shop/café, doctors' surgery, village hall, church and a primary school. Situated on the Clarendon Way footpath, there is excellent walking in the surrounding countryside and on the renowned Broughton Down. The picturesque town of Stockbridge is about 4 miles away and provides a range of shops, hotels, restaurants, churches as well as primary and secondary schools. 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 walking and cycling in the surrounding countryside as well as fishing on the River Test and golf courses in Leckford as well as Andover.

ACCOMMODATION

Entrance Porch

Beautiful oak panelled door and architrave. Brick and oak frame construction with double glazed windows on three aspects. Quarry tiled flooring. Overhead lantern style light. Internal panelled latch door into:

Entrance Hall	Terracotta tiled flooring. LED down lighter. Staircase rising to the first floor. Open doorway into kitchen/breakfast room. Further latch door into:
Dining Room	Characterful reception room. Featuring attractive wide brick inglenook fireplace with exposed beam above. Raised brick display areas to either side and part of the former bread oven with the top dome section removed. Terracotta tiled flooring. Exposed ceiling beam. Wide window to front aspect. Panelled latch door into:
Living Room	A substantial reception room. Centering on a coal effect gas fire with inset granite surround. Raised hearth and timber mantelpiece. Picture window to side aspect. Further window to side aspect. Internal window to rear aspect overlooking part of the conservatory and glazed door into conservatory. Further door to rear hall/passageway. Exposed ceiling timber. Down lighters.
Conservatory	Large and L-shaped. Part beneath vaulted thermoplastic roof, part profile roof with large Velux sky light and surrounding down lighters. Wall light points. Substantial glazed side elevation overlooking the main garden. Ceramic tiled flooring throughout. Glass door to patio with coir mat at threshold. Obscure glazed door to large utility/prep kitchen.
Kitchen / Breakfast Room	Corner sink unit with two bowls, drainer, mixer tap and drinking water tap. Roll top work surfaces including peninsular with breakfast bar to one side, a range of cream fronted high and low level cupboards and drawers. Open fronted recesses and glazed china display cabinets. Ceramic tiled splash backs. Terracotta tiled flooring. Britannia built-in double oven and grill. Space for appliances beneath peninsular with power points. Recess and plumbing for dishwasher. Down lighters. Window to front aspect. Painted T & G panelling to one wall. Latch door to rear hallway/passageway. Part terracotta tiled floor, part carpeted. Stable door to outside. Window to side aspect. Fuse box. Down lighters. Coat hooks. Latch door into large utility/prep kitchen and cloakroom.
Cloakroom	Basin with tiled splash back. Low level WC. Obscure glazed window. Down lighter. Extractor fan.
Utility / Prep Kitchen	Large. Featuring a high profile ceiling with two Velux sky lights. Sheila Maid and down lighters. Long roll top work surface. Inset Belfast ceramic sink with mixer tap. A range of high and low level cupboards and drawers. Tricity Bendix cooker comprising two ovens, grill, four ring ceramic hob, extractor fan and light above. Ceramic tiled flooring. Grant oil-fired boiler. Part glazed door to outside. Coat hooks. Steps up to internal door into:
Garage / Workshop	Substantial cavity built structure. Up and over door to front. High ceiling. Comprehensive shelving and mezzanine storage. Picture window to side aspect. Further large window to rear aspect. Roll top work surface to front with inset sink, cupboards and drawers beneath. Light and power connected. Fluorescent strip lights.
<u>FIRST FLOOR</u>	
Landing	Split level. Pendant light points. Loft hatch, part-boarded for storage with pull down ladder. Window to side aspect.
Principal Bedroom	Large double bedroom currently accessed through dressing room or an ideal study. There is space to create a passageway to make all bedrooms independent and accessed from the landing. Picture window to side aspect overlooking the main garden and drive. Further window to rear aspect. Down lighters. Twin built-in wardrobe cupboards. Latch door into:
Dressing Room/Study	Window to side aspect overlooking the main garden. Pendant light point.

En Suite	White suite comprising wall hung wash hand basin with tiled splash back. Low level WC. Glass door into large tiled enclosure with mixer shower, towel radiator, mirror fronted medical cabinets. Obscure glazed window. Down lighters. Extractor fan.
Bedroom Two	Square double bedroom. Exposed chimney breast to one wall with cupboards built-in to either side. Window to front aspect. Pendant light point.
Bedroom Three	Double bedroom. Window to front aspect. Deep built-in cupboard to one corner, ideal for airing linen with fitted shelving and radiator. Further deep wardrobe extending over stairwell.
Family Bathroom	Well proportioned. White suite comprising panelled bath, pedestal wash hand basin with circular mirror and strip light/shaver socket above. Low level WC. Large shower enclosure with mixer shower. Arched mirror. Obscure glazed window. Ceiling light point. Towel radiator. Extractor fan.
OUTSIDE	Front of property accessed at the bottom of Paynes Lane. Cobbled apron. Two gravelled parking spaces with surrounding shrubs and specimen trees. Central sandstone path and picket gate into:
Front Garden	This has a courtyard feel. Pergola with surrounding trellis and climbing plants. Large paved areas. Well stocked shrub borders. Timber shed. Apple tree, shaped Photinia, ornamental shrubs and roses.
Side / Rear Garden	Accessed off Hinwood Close. Recently installed timber double gate open onto a generous wide gravelled driveway providing plenty of off-road parking and access to the garage/workshop. Screened to the side boundary by brick capped rendered walling. Split level sandstone terraced areas with raised central border, ideal for entertaining and barbeques. Water feature. Shaped lawn enclosed by octagonal shaped raised borders with a colourful display of flowers and interesting variety of shrubs, with mature flowering Cherry and Smoke Bush all enclosed by dwarf, brick retaining walls. Path continues to the other side of the property for access and maintenance.
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	SO20 8AH
Council Tax Band	C

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

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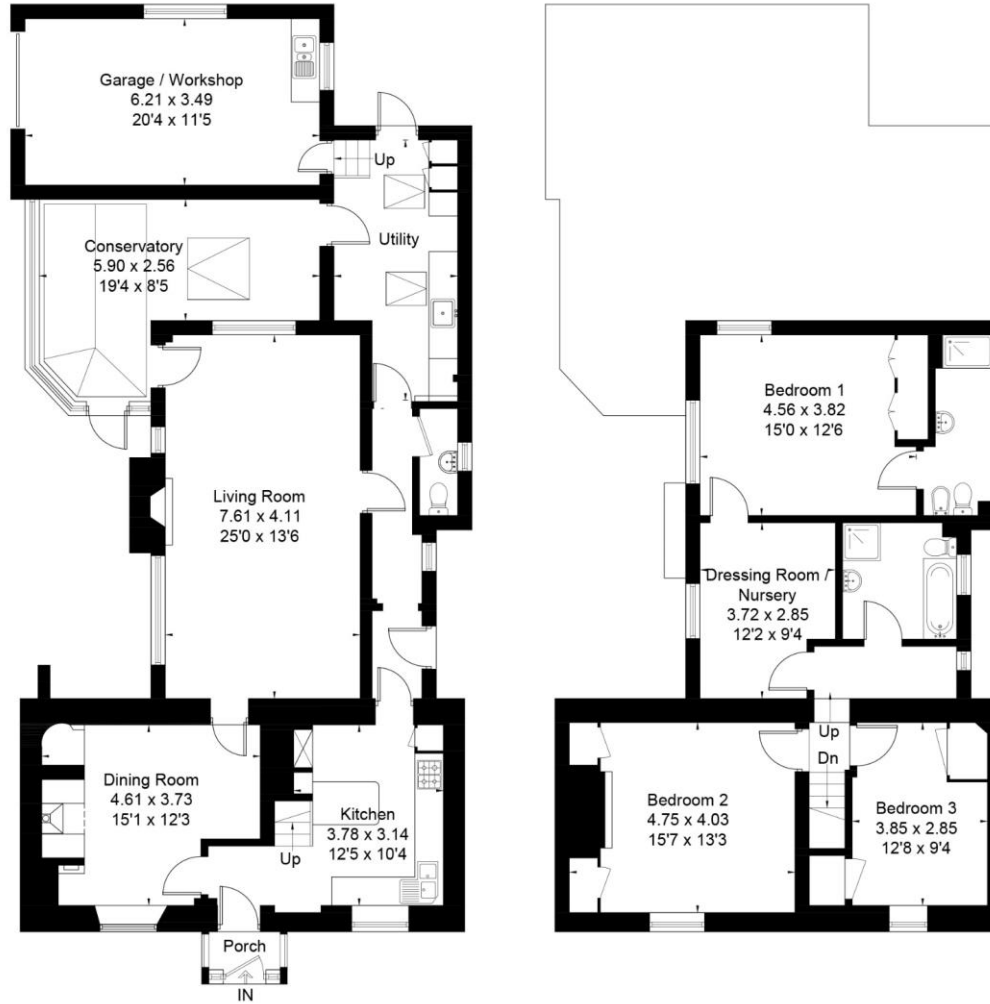
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 218.6 sq m / 2353 sq ft



= Reduced head height below 1.5m



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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
		56	76
England, Scotland & Wales		EU Directive 2002/91/EC	