



**17 DOWNS CLOSE, BROUGHTON
STOCKBRIDGE, HAMPSHIRE**

EVANS & PARTRIDGE















17 DOWNS CLOSE, BROUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 8FA

A MODERN DETACHED FAMILY HOUSE WITH OPEN PLAN KITCHEN, FOUR DOUBLE BEDROOMS, ELECTRIC GATED DRIVEWAY, DOUBLE GARAGE AND ATTRACTIVELY LANDSCAPED PRIVATE SOUTH FACING GARDEN SITUATED IN THIS HIGHLY SOUGHT AFTER VILLAGE.

**SUNDAY TIMES 20 BEST SECRET VILLAGES SEPTEMBER 2024
RANGE OF AMENITIES WITHIN SHORT WALKING DISTANCE
EXTENSIVE COUNTRY WALKS
SHORT DRIVE TO STOCKBRIDGE, WINCHESTER AND SALISBURY
GRATELEY MAINLINE STATION WITHIN 10 MINUTE DRIVE
ATTRACTIVELY LANDSCAPED SOUTH FACING GARDEN**

OFFERS INVITED AROUND: £925,000 Freehold

DESCRIPTION

A spacious detached family house with well presented accommodation including reception hall and cloakroom, dual aspect living room, separate study and a substantial open plan triple aspect kitchen/breakfast room with adjoining sitting and dining areas. On the first floor the principal bedroom has an en-suite shower room and dressing room. There are three further double bedrooms one with an en-suite and a family bathroom. The surrounding gardens have been attractively landscaped and are well stocked with the main garden enjoying a southerly aspect as well as terraced areas and a summer house. An electric gated driveway provides parking and access to a detached double garage/workshop. The property is situated quietly toward the back of a small modern development.

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

- | | |
|-----------------------|---|
| Porch | Contemporary outside lights to either side. Paved flooring. Deep porch with alcoves either side. Central black composite door with obscured glazed panel and full height obscure glazing to either side. Leading into: |
| Reception Hall | (Spacious and central) Turning staircase with exposed chamfered balustrade to one side rising to the first floor. Door to understairs storage cupboard. Limed oak effect flooring. Two pendant light points. Stiltz contemporary curved glass lift which can remain if required or easily be removed by the company. Door to cloaks cupboard with high level shelving, also housing meter and fuse box. Double doors to sitting room. Two doors opening into main living area. Further door into: |

Cloakroom	White suite comprising pedestal hand basin with mixer tap. Low-level WC. Limed oak effect flooring, half tiled walls, LED downlighter and extractor fan.
Living Room	(Dual aspect) Limed oak effect flooring throughout. Glazed double doors opening on to the main terrace and rear garden. Two pendant light points. Window to side aspect. Built-in dresser/book shelving to one wall with LED downlighters above.
Main Living Room	A substantial triple aspect L-shaped room centring on a kitchen/breakfast room with large sitting area to one side and separate dining area to the other. Limed oak effect flooring throughout.
Living Area	Folding aluminium frame glass doors almost to the full width of the room opening on to the rear terrace and main garden. Window to one side aspect. Glazed door to opposite side aspect. Pendant and LED downlighters. Wide opening into:
Kitchen/Breakfast Room	Polished granite work surfaces with similar upstand, including a wide peninsular with breakfast bar to one side. Inset stainless steel 1½ bowl sink unit with mixer tap. A range of light green high and low level cupboards and drawers. Including a deep double fronted unit, one side being a shelved larder the other an integral fridge and freezer. Integrated dishwasher. Inset double oven and grill. Four ring hob with stainless steel/glass extractor and light above, polished granite splashback. Washing machine. LED downlighters.
Dining Area	Space for large dining table and dresser. Windows to front and side aspect. LED downlighters.
Study	Tiled floor. Picture window to front aspect. LED downlighters. Raised stainless steel power sockets.
<u>First Floor</u>	
L Shaped Central Landing	Balustrade overlooking part of reception hall, top of lift access. Two pendant light points. Loft hatch. Door to deep cupboards housing tall pressurised hot water cylinder and expansion tanks. Further doors to:
Principal Bedroom Suite	(Large double bedroom) Picture window to rear aspect with long views over the rooftops. Central ceiling light point. Door to en-suite shower room. Opening into:
Dressing Room	A range of tall built-in wardrobe cupboards along three walls. Window to rear aspect. Ceiling spotlights.
En-Suite Shower Room	White Suite comprising pedestal wash hand basin with mixer tap, shaver socket to one side, Low-level WC. Folding glass door into large shower enclosure with textured tiled walls and mixer shower. Tiled flooring. Floor to ceiling tiling. Obscured glazed window. Chrome towel radiator, LED downlighters, extractor fan.
Bedroom 3	(Large double bedroom) Central ceiling light point. Built-in corner wardrobe with sliding doors to front.
Bedroom 4	(Double bedroom) Window to front aspect. Recessed double wardrobe with sliding doors to the front. Pendant light point.
Family Bathroom	White suite, pedestal wash hand basin with mixer tap, shaver socket to one side. Low-level WC. Panelled bath with mixer tap/hand held shower attachment with over-head mount and glass shower screen. Floor to ceiling tiling, tiled flooring, LED downlighters, extractor fan. Obscured glazed window. Tall chrome towel radiator.

Outside

Front	The property is situated to the rear of this small development. Paved path and pedestrian gate lead to the front entrance porch. Shrubs to either side.
Front Garden	Laid to lawn and enclosed to the front boundary by beech hedging and ornamental trees. Weeping cherry tree and shrub borders.
Parking and Garaging	Electric six bar remote operated double gates which lead onto a generous shingle driveway providing plenty of parking and access to:
Detached Double Garage and Workshop	Brick elevations beneath a hipped tiled roof. Twin electric remote operated up and over doors to front either side of brick pier. Internally the space is open, fluorescent strip lights and power points. Fencing between the house and garage with gate leading into:
Rear Gardens	An attractively landscaped wide yet narrow space. Large paved terrace. High quality, remote control awning. Flower borders and surrounding paved area to seat at rear boundary. Gently sloping surrounding lawns interspersed with interesting shrubs, herbaceous borders and specimen trees. Wide paved areas surround the house and lead to the rear of the garage where there is a further split level terraced area to the front of a summer house: timber frame and clad elevations beneath a profile felt roof, light and power connected. Dual aspect with the majority of windows along the front looking down the main garden. The whole of the rear garden is enclosed by tall feather edged fencing.
Side Garden Area	Divided by trellis, fencing and pleached photinia trees to the side boundary. Space for kitchen garden and to installing raised beds. The former owner used to rear quails. A timber outbuilding for this is discreetly positioned in this side garden and could be used for a number of purposes including keeping chickens.
Services	Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8FA
Council Tax Band	G

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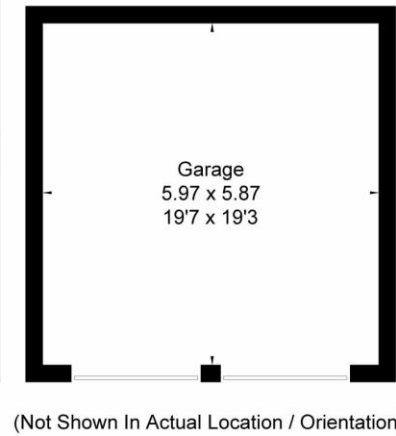
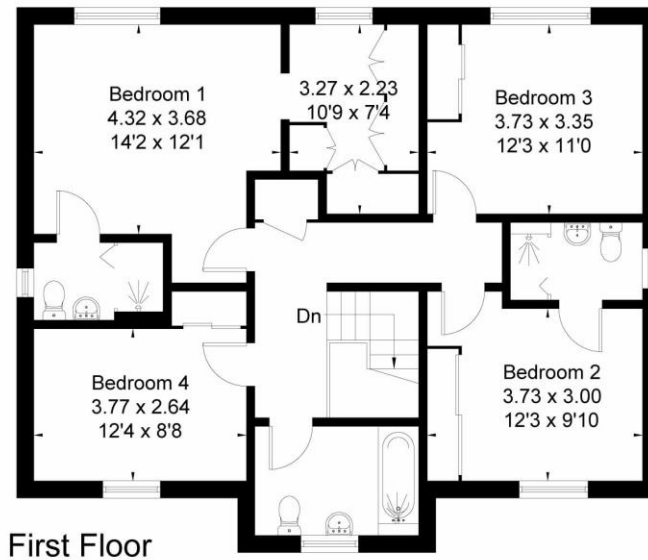
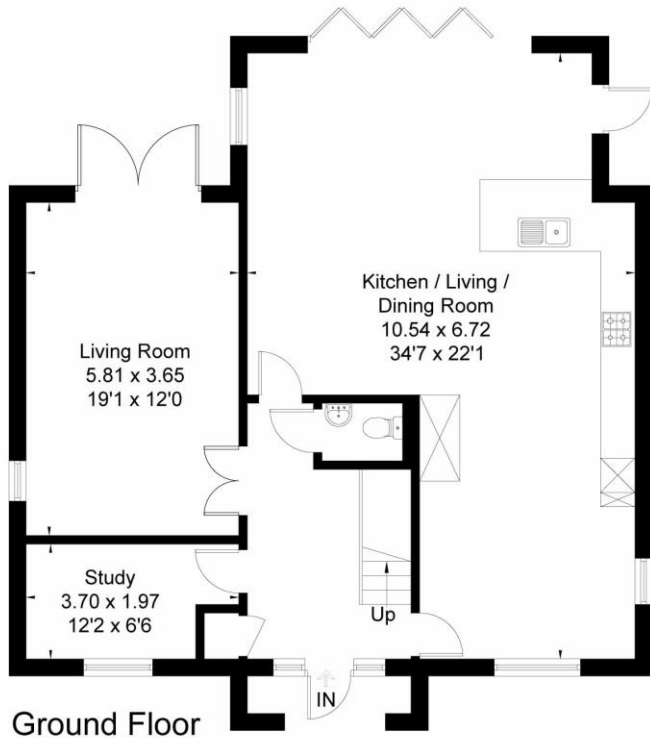
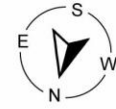
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**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 186.7 sq m / 2010 sq ft
 Garage = 34.8 sq m / 374 sq ft
 Total = 221.5 sq m / 2384 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78074

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		86
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	