



EVANS & PARTRIDGE

**SILVER BIRCH, TRICKLEDOWN STABLES
BROUGHTON, STOCKBRIDGE**















SILVER BIRCH, TRICKLEDOWN STABLES, BROUGHTON, STOCKBRIDGE, HAMPSHIRE SO20 8BD

A MOST ATTRACTIVE WELL DESIGNED AND HIGHLY ENERGY EFFICIENT MODERN HOUSE WITH LANDSCAPED GARDENS AND AN OPEN RURAL ASPECT TO THE REAR QUIETLY SITUATED WITHIN AN EXCLUSIVE SMALL DEVELOPMENT ON THE EDGE OF THIS HIGHLY SOUGHT AFTER VILLAGE

**BEAUTIFUL BRICK AND FLINT ELEVATIONS
AIR SOURCE CENTRAL HEATING, UNDERFLOOR ON GROUND LEVEL - EPC B+
SPACIOUS OPEN PLAN LIVING
FOUR DOUBLE BEDROOMS - THREE BATH/SHOWER ROOMS
SUPER-FAST BROADBAND
EXCELLENT COMMUNITY AND RANGE OF AMENITIES**

OFFERS INVITED AROUND: £1,125,000 Freehold

DESCRIPTION

Trickledown Stables is an exclusive small development of good looking high quality houses taking advantage of this excellent quiet rural setting on the edge of this well equipped Test Valley village. Having formerly been the site of stables and yard each property is named after a Grand National winner following a historic link to the big race and a former owner. This particularly attractive and well presented home is ideal for families or potentially couples who are looking to downsize to this well proportioned energy efficient home with manageable gardens.

LOCATION

The property is situated on the edge of the village of Broughton which offers everyday amenities including a well regarded pub/restaurant, 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 distance 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

Tiled porch on exposed whitewashed gallow brackets. Sandstone approach. Light. Part obscure glazed composite door into:

Reception Hall

A spacious central reception. Tiled flooring. LED downlighters. Window to front aspect. Oak/glazed doors to drawing room and open plan kitchen/breakfast room with adjoining dining and living area. Further doors from the hall into the utility, cloakroom and:

Cloaks Cupboard

Hanging rail, shelving, fuse box and meter.

Cloakroom	Well proportioned and appointed. White suite comprising wall hung wash hand basin with mixer tap and tiled splashback, deep drawer beneath. Low level WC with concealed cistern, tiled surround and wide display sill above. Coat hooks. Tiled flooring. Obscure glazed window to front aspect and LED downlighter.
Drawing Room	An elegant triple aspect reception room. Large open central fireplace with rolled steel log burning stove on wide polished granite hearth, rustic display sill above. Wide recesses to either side of fireplace, one with bespoke built in dresser, low double cupboards with media shelf and open fronted display/book shelving over. Deep wide picture window to rear aspect overlooking part of the garden toward a paddock beyond. Glazed double doors with high level windows on either side open onto a front terrace and garden. Two windows to side aspect. LED downlighters. Oak/glazed door into:
Kitchen/Breakfast Room	The main living and entertaining area opens directly into a dining and living room. Extensive quartz work surfaces with similar upstands and window sills. Large central quartz topped island with long breakfast bar to one side. Wine cooler to end. To the opposite side there is an inset 1½ bowl sink unit with mixer tap and drainer, cupboards beneath. Integrated dishwasher to one side and recycling area to other. A further range of white washed high and low level cupboards and drawers including a number of deep pan drawers. Full height larder cupboard with soft close pull out drawers. Space for full fridge freezer or American freezer if preferred. Eye level Neff oven and grill with Neff combination oven over. Neff four zone induction hob with decorative tiled splashback, extractor fan and light above. Tiled flooring throughout. Pendant light points above dresser. Two windows with views towards countryside. LED downlighters. Wide opening into:
Dining Area	Space for entertaining table. High level display shelf. Pendant light point. Glazed double doors with full height glazed panels to either side opening onto the rear terrace garden and providing a rural view. Tiled flooring continues.
Living Area	Dual aspect. Glazed double doors with high level windows on either side into the front garden. Further window to side aspect. Porcelain tiled flooring. LED downlighters.
Utility	Polished quartz surface with similar upstand, inset stainless steel sink, mixer tap and drainer. Recesses and plumbing beneath for washing machine and dryer. Cupboard, high L- shaped shelving, coat hooks. Downlighters. Extractor fan. Tiled flooring.
First Floor	Staircase has oak handrail and inset LED tread lights.
Central Landing	T-shaped, oak/glazed balustrade overlooking stairwell. Study area, space for desk and shelving to opposite wall. Window to rear aspect with open views. LED downlighters. Pendant light point. Loft hatch. Walk in linen cupboard with slatted shelving. Further deep cupboard housing hot water cylinder and plant connected to the air source heating system. Further oak doors to:
Principal Bedroom	A large double bedroom. Rear facing picture window affording open country views. Central pendant light point. Wide opening into:
Dressing Room	Comprehensively fitted with open fronted storage comprising box and hat shelving, long hanging rails and low level wide chest of drawers. Space for chaise lounge or bench. Picture window to front aspect. LED downlighters and oak door into:
Large Principal En Suite	Twin ceramic wash hand basins each with mixer tap, two deep drawers beneath and electric mirrors over. Long tiled sill with shaver socket to one end. Low level WC with concealed cistern. Opening to side of frameless glass screen into fully tiled wet area with overhead and handheld shower attachment. Chrome towel radiator. Part tiled walls and tiled flooring. Obscured glazed window.
Bedroom Suite 2	Square double bedroom currently used as an artist's studio. Picture window to front aspect. Pendant and strip light points. Oak door into:
Former En Suite	Space and plumbing for a large shower, basin and WC. Obscured glazed window to front aspect. LED downlighters. Currently there is a raised Belfast sink and storage for the studio.
Bedroom 3	Double bedroom. Picture window to the rear aspect with country views. Pendant light point.

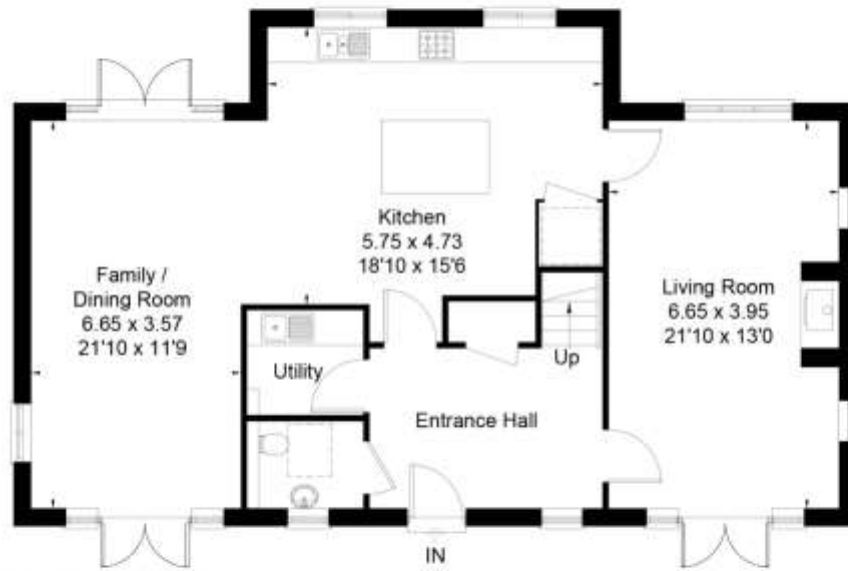
Bedroom 4	Double bedroom. Deep alcove ideal for built in or free standing furniture. Window to rear aspect with open country views. Pendant light point.
Family Bathroom	Generously proportioned and well appointed. Wash hand basin with mixer tap, circular mirror above and drawer beneath. Low level WC with concealed cistern. Double ended bath with central tap and handheld jet. Sliding door into tiled shower enclosure, overhead and handheld attachments. Chrome towel radiator. Tiled floor, part tiled walls. Shaver socket. LED downlighters. Extractor fan.
Outside	The attractive development is approached by a wide stone edged Herringbone block paved access road. To the front of the house there is a parking space with lawn and specimen tree to one side and a peg framed, generously proportioned, open double car port which is block paved internally providing excellent parking and general storage. Doors could be added to enclose these. Tall gate between brick and flint walls leads into:
Front Garden	This generously proportioned area has been well enclosed by tall timber fencing, pleached ornamental trees and a tall brick wall with trellis above, ideal for evening sun and barbeques. A long Sandstone Lavender bordered path leads to the front entrance porch dividing lawned areas to either side. Two stone terraces outside doors into the property. Well stocked herbaceous borders full of perennial flowers, shrubs and some specimen trees: Paper Bark Birch and Photinias. Italian style gravelled area with arbour, climbing plants, numerous grasses, herbs and roses. High quality RHS Botanic greenhouse incorporating a store. To the northern side of the property a gate leads to a paved and gravelled courtyard area, ideal for garden storage. A further gate to the rear opens into:
Rear Garden	Enjoying a south easterly aspect. Sandstone terrace. Wide lawn with inset fruit trees. Long Photinia hedge with views above toward field and countryside. Raised herb border. Post and wire fencing to either side of boundary. The rear boundary is enclosed by cast iron estate rail fencing.
Services	Mains electricity, water and drainage. Air source heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO20 8BD
Council Tax	G
	There is small charge of circa £150 per annum for communal areas.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
Tel. 01264 810702
www.evansandpartridge.co.uk

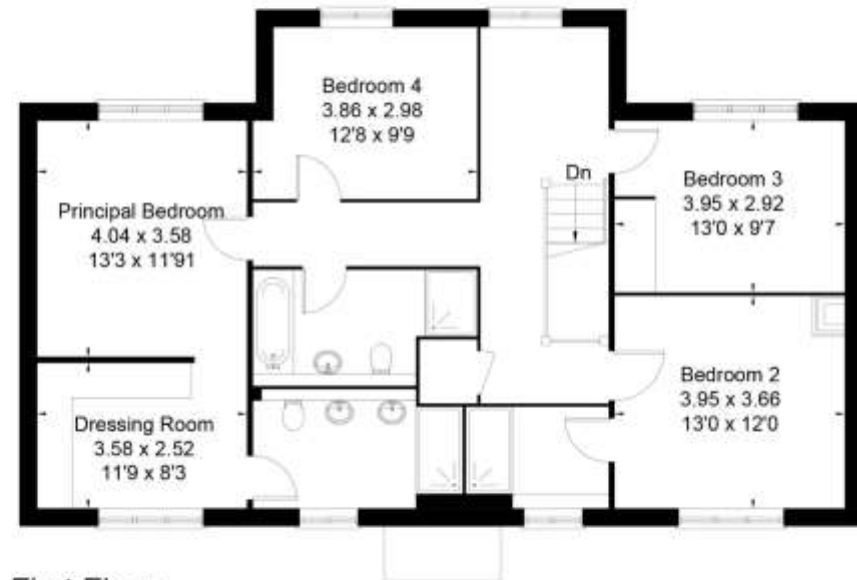
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Approximate Floor Area = 203.0 sq m / 2185 sq ft



Ground Floor



First Floor



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Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Current: 88 Potential: 94

England, Scotland & Wales