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Houghton, Nr Stockbridge

Guide price £1,575,000

A stunning detached residence positioned in the heart of the Test Valley in the popular village of Houghton with far reaching views over The River Test.



Mileages (approximate)

Stockbridge: 2.6 miles
Romsey: 8 miles
Winchester: 11 miles
Salisbury: 17 miles

Summary of Accommodation

Reception Hall
Inner Hallway
Kitchen/Dining/Living Room
Sitting Room
Study/Bedroom 5
Utility
Cloakroom
Master Bedroom Suite with Balcony
Guest Bedroom with ensuite Wet Room
2 Further Bedrooms
Galleried Seating Area
Family Bathroom
Garden Shed, Log Store & Summer House

Description

Constructed to an exacting standard by the current owners in 2009 this impressive home showcases superb oak beams, multiple glazed panels and vaulted ceilings with additional features to include 'Ice Energy' ground source heat pump with underfloor heating, rainwater



harvesting for garden use, Smart Vac Central Vacuum System and Clipsal Smart Home Technology, plus Cat 5 wiring throughout.

The accommodation is arranged over two levels and includes, on the ground floor, a welcoming reception hall, inner hall with full height glazed panels and oak staircase, spacious open plan kitchen/dining/living room which has a bespoke fitted kitchen with stainless steel Cornife Range Cooker, electric Aga and doors to the garden. Leading off this room is a large dual aspect sitting room with open fireplace, log burning stove and also doors outside. In addition, there is a study/bedroom 5, utility and cloakroom.

On the second floor is a galleried landing with seating area, a master bedroom suite with bathroom, dressing room and private balcony. A guest bedroom with contemporary wet room, two further double bedrooms and stylish bathroom complete the accommodation.

Situation

The property is elevated with magnificent views from most aspects and is approached via a driveway which rises to an area for parking to the rear with garden shed and log store. To the front is an attractive sun terrace with lawn and stepped terrace, the elevation providing a stunning view across The River Test and countryside beyond. Also, to the side is a pretty Summer House perched on lawn and to the rear

of the house is a further area of garden which adjoins paddock land and benefits from a sunny aspect and superb outlook. The grounds total approximately 0.42 acres.

Location

Positioned on the edge of Houghton the property is within walking distance of The Boot Inn which is renowned for its restaurant and garden.

Stockbridge itself is within approximately 2.0 miles and offers an eclectic mix of boutiques, restaurants and shopping facilities with extensive amenities at Romsey, Winchester and Salisbury. For road and rail Grateley, Salisbury and Winchester are easily accessible with the A303 and A36 within a short drive.



Disclaimer:

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Approximate Gross Internal Area = 234.0 sq m / 2518 sq ft
 Outbuildings = 15.4 sq m / 165 sq ft
 Total = 249.4 sq m / 2683 sq ft
 (Excluding Void & Log Store)



FLOORPLANZ © 2017 0203 9056099 Ref: 194536

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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