



Boundary House, Stockbridge

Myddelton&Major





Boundary House, Houghton Road Stockbridge, Hampshire, SO20 6LE

- Kitchen/ Breakfast room
- Utility room
- Sitting room
- Family room
- Gardens
- Three bedrooms
- Study/ Bedroom 4
- Two bathrooms
- Garden room
- Garage and Car port

The Property

This bright, tastefully decorated 4 bedroom house has been renovated throughout the ground floor, with scope for personalisation on the first floor. The stylish kitchen/breakfast room includes integrated units, a Rangemaster induction range cooker and oak herringbone flooring, along with bespoke bench seating to the dining area. A delightful bay window offers views over the River Test and Stockbridge Common. In the sitting room, a log burner provides a natural focal point, whilst triple aspect views are enjoyed over the front and rear gardens, the River Test and fields to the south. A family room leads to a lovely garden room which offers access to a paved terrace. There is a study/ fourth bedroom as well as a ground floor bathroom. The first floor also comprises three bedrooms and a shower room.

There is existing planning consent for further development including a double garage, and potential for additional accommodation (*Subject to Planning Consent*).

Outside

The property is approached off the Houghton Road. The gravel driveway with off road parking for several cars, leads to the garage and car port at the rear of the property. The garden is mainly laid to lawn with planted shrubs and evergreen boundaries, with a vegetable garden. There are two paved patio areas providing seating areas to the east and to the southwest, which can be reached though the kitchen and the garden room respectively. Far reaching views are enjoyed from within the property as well as from the garden.

A brilliantly positioned four bedroom property enjoying far reaching views
over the River Test and Stockbridge Common.

Tenure: Freehold Size: 2,156 ft² EPC Rating: D (60) Council Tax Band: E



Services - Mains water, electricity and drainage, Oil fired central heating

Andover 8.1 Miles • Winchester 9.6 Miles • Salisbury 15.7 Miles • Romsey 10.3 Miles

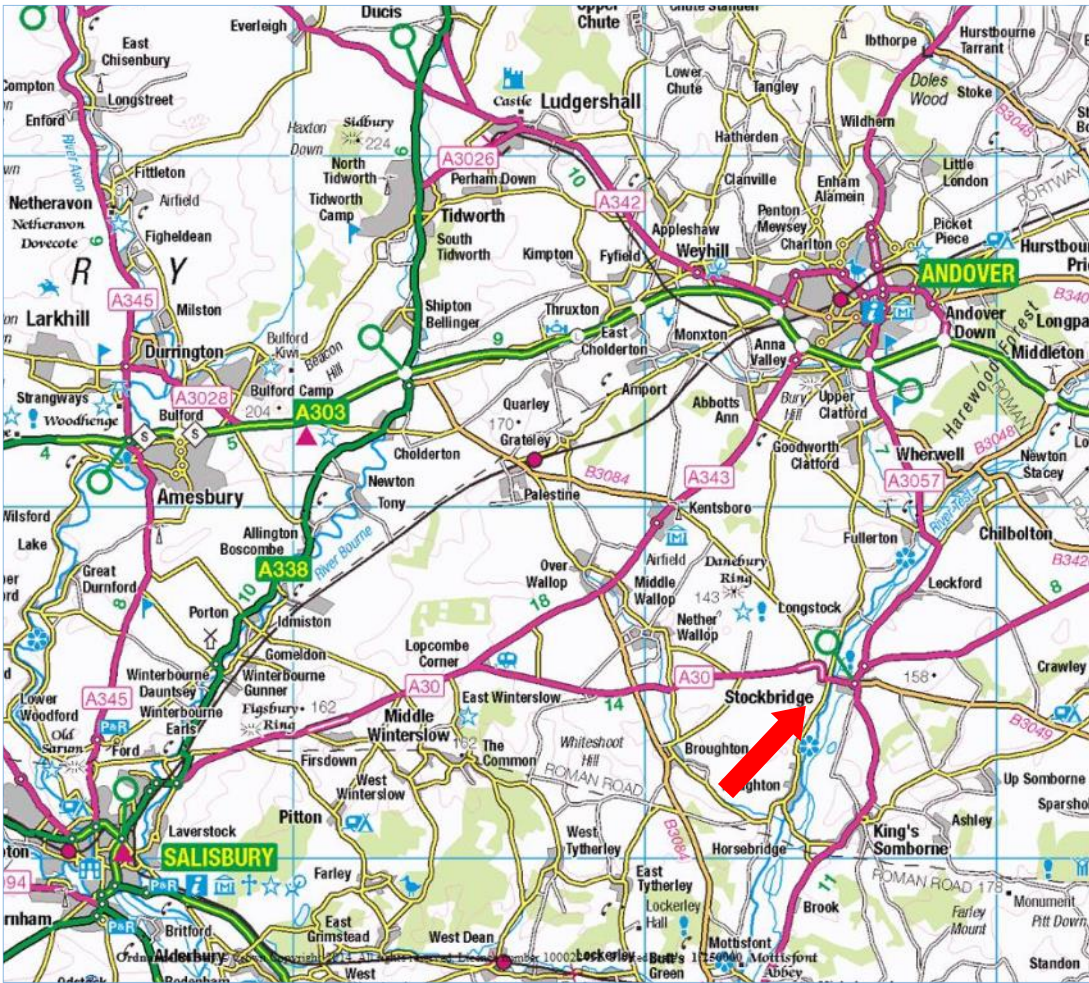






Location

Boundary House is situated in a prime position to enjoy all the benefits of historic Stockbridge with its independent shops, bars and restaurants, whilst enjoying elevated views over the River Test, surrounding marshland and fields. Just five minutes walk from the high street. The Cathedral Cities of Winchester and Salisbury are within a 30 minute drive from the property offering extensive amenities, leisure activities and restaurants. Andover train station is 8.1 miles distance with services to London Waterloo in 1 hour 10 minutes. Winchester train station is 9.6 miles distance providing a fast train service to London Waterloo in 45 minutes. Stockbridge Primary School and Test Valley Secondary School are located in the village. Peter Symonds Sixth Form College, Sparsholt and Andover College are within commuting distance. Local Independent preparatory schools include Farleigh, Pilgrim's and Princes Mead with Winchester College and St Swithun's in Winchester and Godolphin in Salisbury. Many of these can be reached by buses from Stockbridge town.

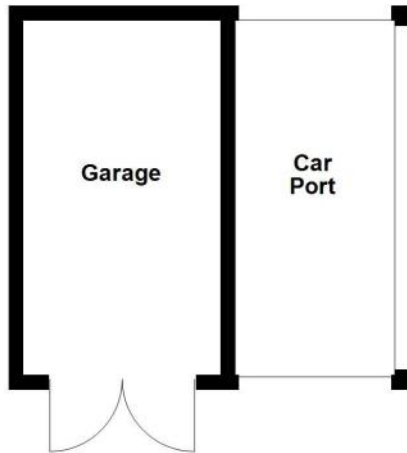


Garage = 26.1 sq. metres (281.4 sq. feet)

Boundary House = 174.2 sq. metres (1875 sq. feet)

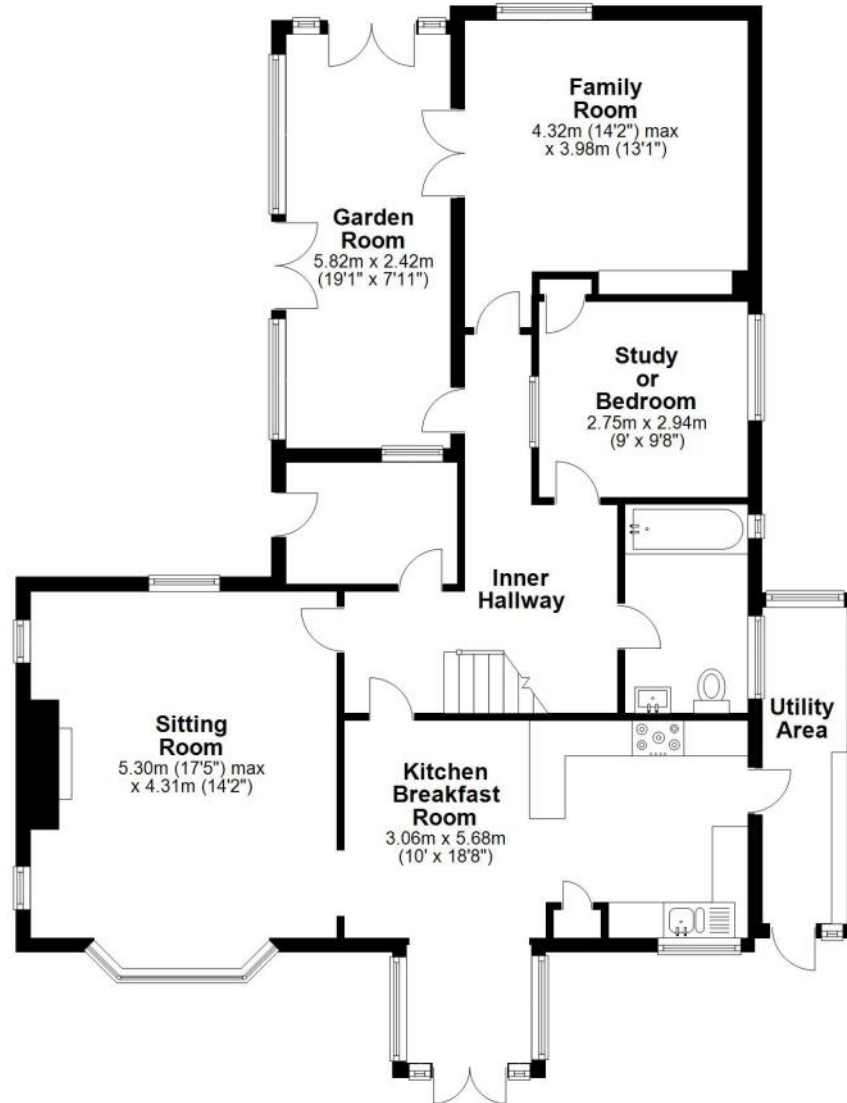
Outbuilding

Approx. 26.1 sq. metres (281.4 sq. feet)



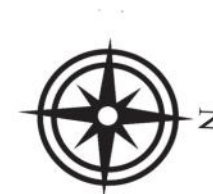
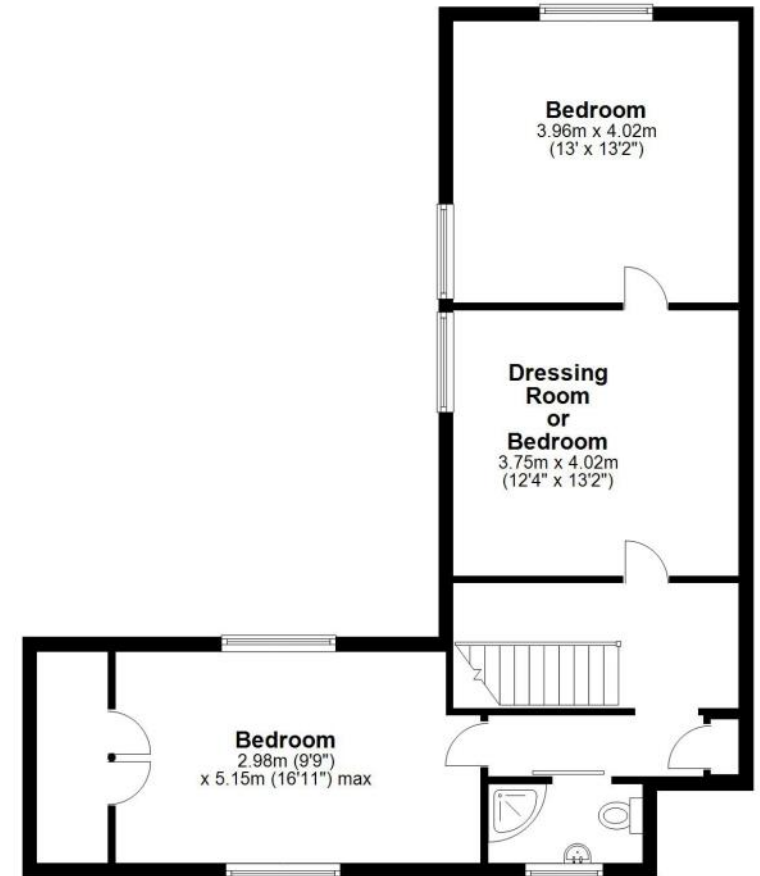
Ground Floor

Approx. 110.8 sq. metres (1192.3 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



Total area: approx. 200.3 sq. metres (2156.4 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines
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South-westerly view across farmland.



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