

Papillon
Stockbridge



CAPILLON



A charming two bedroom thatched cottage superbly renovated located close to Stockbridge High Street

Papillon, Houghton Road,
Stockbridge, Hampshire, SO20 6LE

Guid Price:
£525,000



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- Charming Period Cottage
- Immaculately presented
- Kitchen/Living room
- Sitting room/Bedroom 2

- Main Bedroom
- Two Bathrooms
- Courtyard Garden
- Short walk to Stockbridge High Street

The Property

Papillon is a mid terrace thatched property beautifully rendered and oozing quintessential English charm. The ground floor benefits from engineered oak flooring with underfloor heating. The property is light and bright and unusually for this type of property the ceilings have excellent head height. Once inside, the hallway has the benefit of bespoke cabinetry ideal for storage and coat hanging. There is also access to the rear garden. The study/bedroom two area is a good size and provides a flexible space suitable for a variety of uses. The ground floor shower room has a modern and tasteful white suite with large shower enclosure, tiled floor and part-tiled walls. The kitchen/living room has been cleverly designed to maximise the space to provide a wonderful area to cook, eat and relax with views out onto the garden through the French doors. There are a range of wall and base units, integrated appliances all under an oak worktop.

On the first floor is a double bedroom with built-in cupboard and under eaves storage. There is also a stylish bathroom with a short roll top bath, toilet and basin.

Services - Mains Water, Electricity and Drainage, Electric Heating. Ofcom suggests broadband speeds of up to 1000 Mbps and that most major mobile networks will likely have connectivity in the area with O2 being limited

Tenure

Freehold

EPC Rating

E (52)

Outgoings

Council Tax Band: C

Size

980.2 sqft (total)





Outside

To the rear of the property is a south-west facing enclosed courtyard garden. The garden can be accessed from the entrance hall or through the French doors in the kitchen/dining room. The surface of the courtyard is currently artificial grass with attractive paving underneath. There is a summerhouse which could be a useful outdoor office.

Off-road parking for one car available

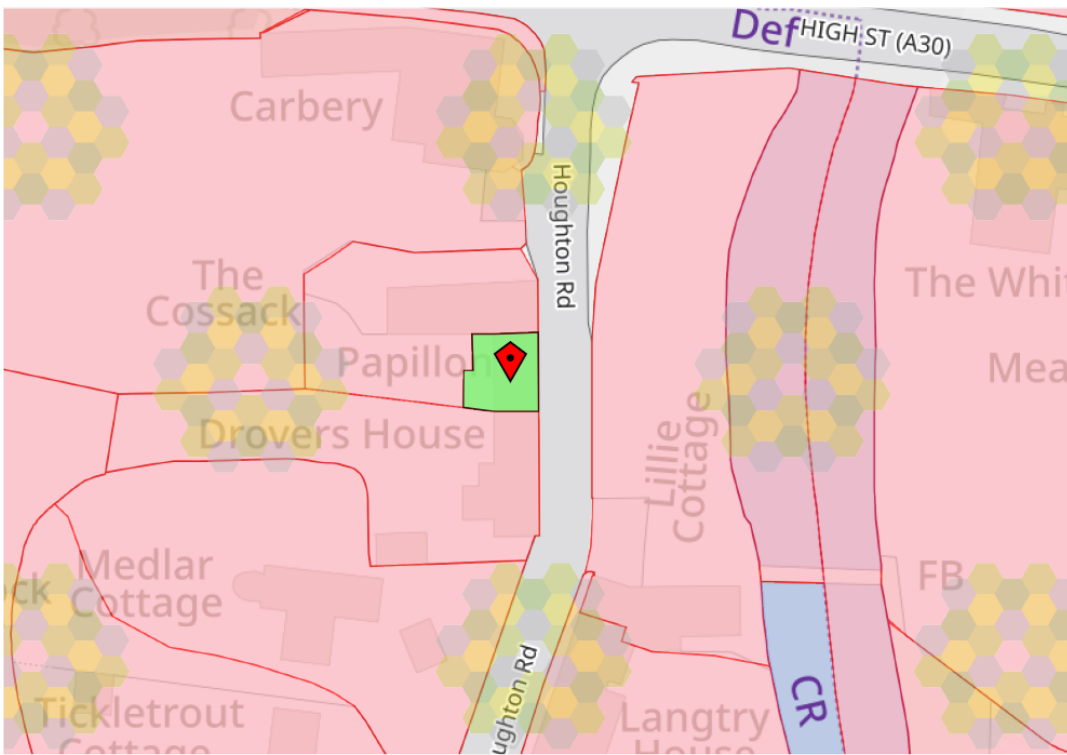
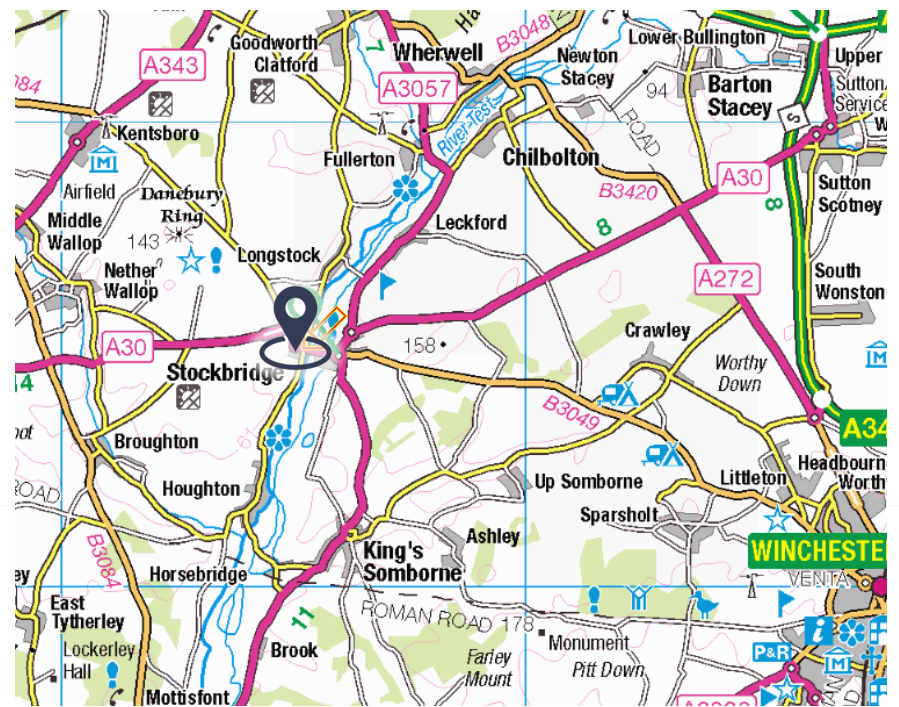
Location

Brooklands is ideally located in the heart of Stockbridge, Hampshire, a picturesque and sought-after town known for its charming countryside atmosphere. Situated on the North side of the desirable High Street, Brooklands is just a stones throw from a variety of independent shops, cafes, pubs and restaurants, as well amenities including a Doctors Surgery, Pharmacy, Post Office and Stockbridge Primary School and Danebury School. Stockbridge lies on the River Test, world renowned for its fly fishing and is perfect for wonderful countryside walks on Stockbridge Common and along the Test Way.



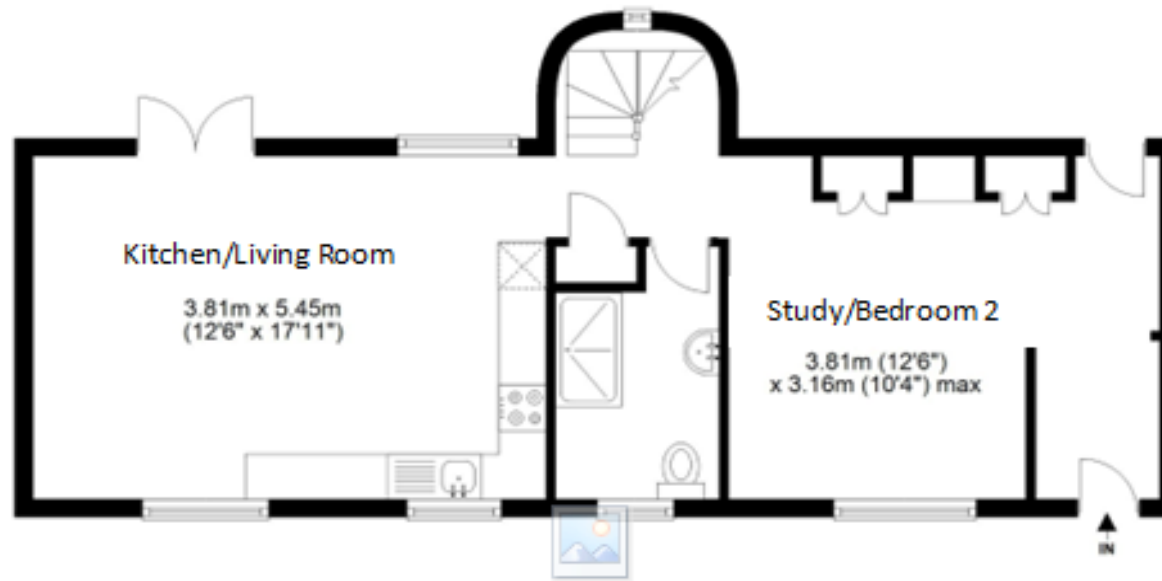
The historic Cathedral cities of Winchester and Salisbury are within an approximate 20 minute drive from Stockbridge. Both cities offer extensive amenities, leisure activities and restaurants. Mainline railway stations are available at Grateley 7.8 miles distance, Andover is 8.5 miles distance and Winchester which is 9.6 miles away all with regular services to London Waterloo. Brooklands offers the perfect balance of living in a friendly community with the benefit of access to many





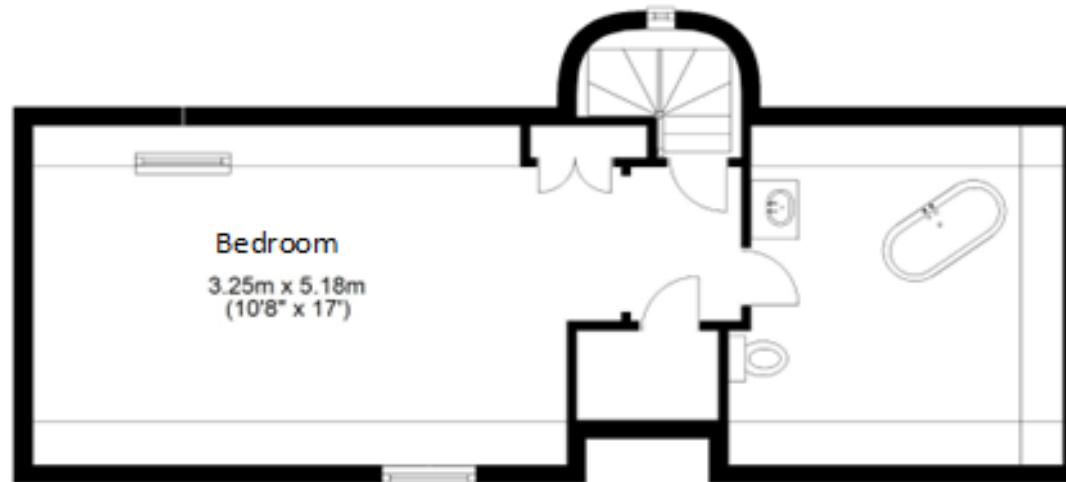
Ground Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 91.1 sq. metres (980.2 sq. feet)

Disclaimer Notice

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