







An attractive brick and flint semi-detached three bedroom property situated in a peaceful position within the heart of Broughton village.

Tenure: Freehold Size: 952.4 ft² EPC Rating: E (47) Council Tax Band: D



3



2



1

Services - Mains water, electricity & drainage connected. Oil fired central heating.

Stockbridge 4.6 Miles • Andover 10.4 Miles • Salisbury 12.7 Miles • Winchester 13.6 Miles

1 Mouland Cottages, Dixons Lane,
Broughton, Stockbridge, Hampshire, SO20 8AS

- Entrance Hall
- Three Bedrooms
- Sitting Room with wood burner
- Family Bathroom
- Kitchen/Breakfast Room
- Terrace
- South Facing Garden

The Property

A delightful three bedroom village cottage constructed of brick and flint situated in the desirable Test Valley Village of Broughton. The cottage boasts character and charm and enjoys a quiet position. An enclosed porch leads into the hall and open plan dining room offering a brilliant space for any family. This leads into the bright kitchen which is well appointed with Shaker units, Butcher's block worktops, induction hob and integral oven.

The sitting room enjoys views over the front garden as well as a wood burner adding to this cosy property. There is an understairs cupboard and access to the side path via the back door. Stairs lead to the three well proportioned bedrooms which all enjoy the quiet position and boast natural light. There is a family bathroom. There is additional storage in the loft.

In the Agent's opinion, 1 Mouland Cottages offers an abundance of charm set within a peaceful and secluded prime village location.

Outside

The property is approached off Dixons Lane. There is a paved terrace and a path leads to the front garden which is laid mainly to lawn with raised flower beds which border the property. Filled with a selection of perennials, shrubs and roses creating an attractive outlook from the cottage. There is also a garden shed. At the bottom of Dixon's Lane is an idyllic brook which is much enjoyed by locals.

Note: There is a pedestrian right of way across 5 Mouland Cottages drive which provides access to 1 Mouland Cottages.

There is parking on Dixons Lane, this does not fall within the extent of the property.





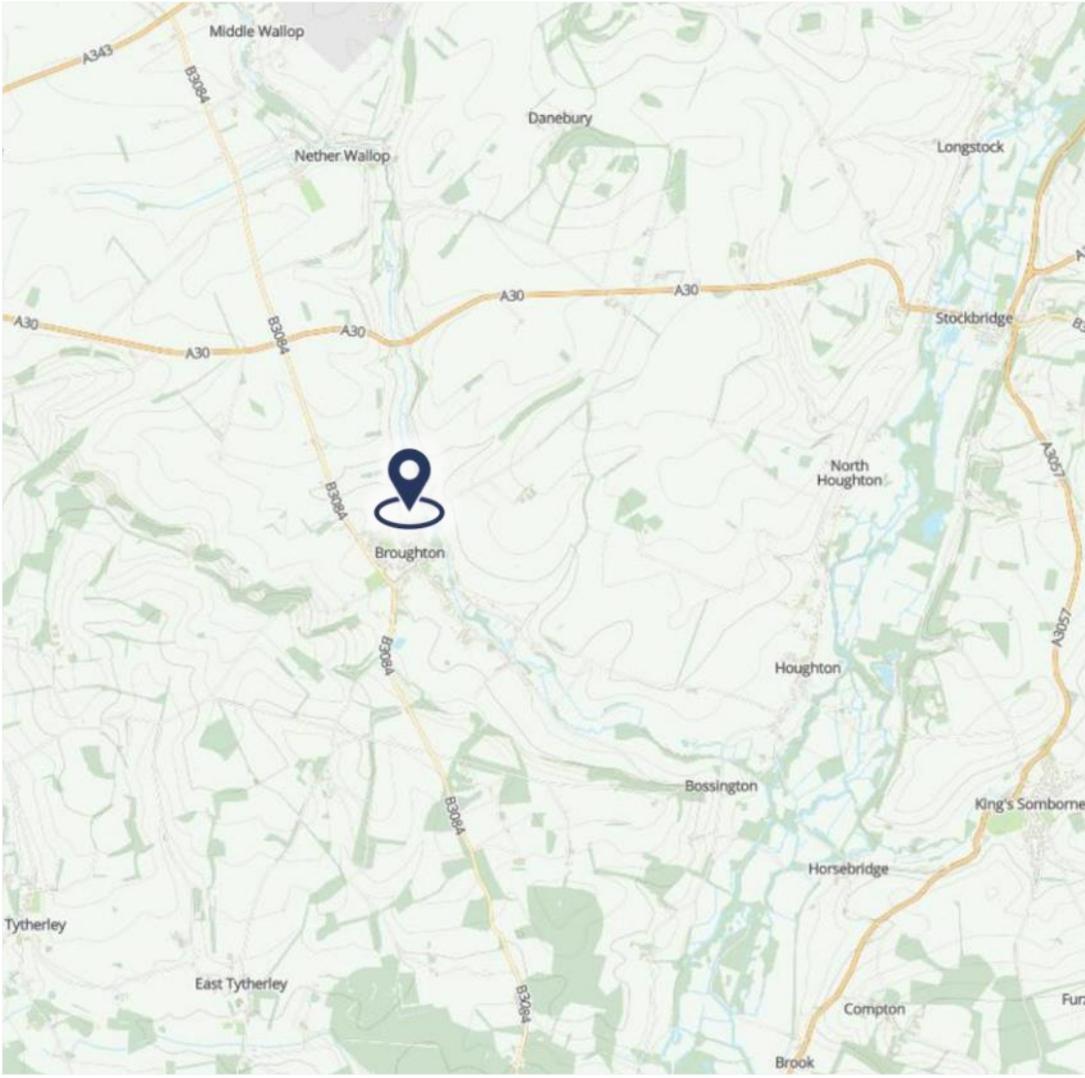


Location

1 Mouland Cottages is in a quiet and secluded location which lies in the heart of the popular village of Broughton, sitting in the Conservation Area. Positioned just 10.4 miles from Andover, providing extensive shopping and leisure amenities. The Cathedral cities of Salisbury and Winchester are also just under 30 minutes drive from the property. The property is within walking distance from the village Primary School. There is also a Doctors Surgery, Pub and village shop which is run by local volunteers. Stockbridge town is just 10 minutes drive away with luxury boutiques, cafes, pubs and restaurants. There are many countryside walks just a stone's throw from the property.

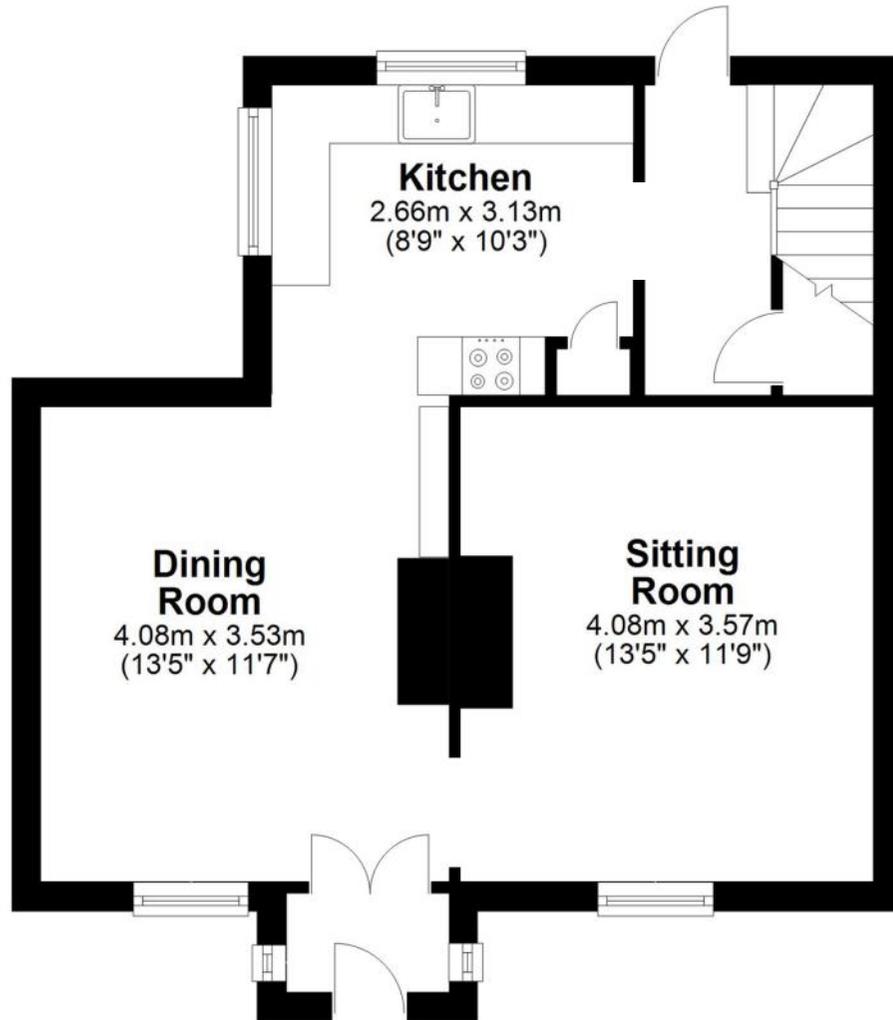


Note: The area shaded green is for sale. This is for identification purposes only.



Floorplan - 1 Mouland Cottages, Broughton

Ground Floor



First Floor



Total area: approx. 88.5 sq. metres (952.4 sq. feet)

FOR EXCLUSIVE USE BY MYDDELTON MAJOR ESTATE AGENTS

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

COPYRIGHT CLEARPLANZ





Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



The Old Police House, High Street, Stockbridge, Hampshire, SO20 6HE
01264 810 400 stockbridgeresidential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton & Major