



A GOOD LOOKING DETACHED 4-BEDROOM PERIOD FAMILY HOME

PIPPINS, HORSEBRIDGE ROAD, BROUGHTON, STOCKBRIDGE SO20 8BD

savills

A GOOD LOOKING DETACHED 4-BEDROOM PERIOD FAMILY HOME OFFERING GOOD RECEPTION SPACE AND LOCATED WITHIN THIS FINE TEST VALLEY VILLAGE

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STOCKBRIDGE SO20 8BD

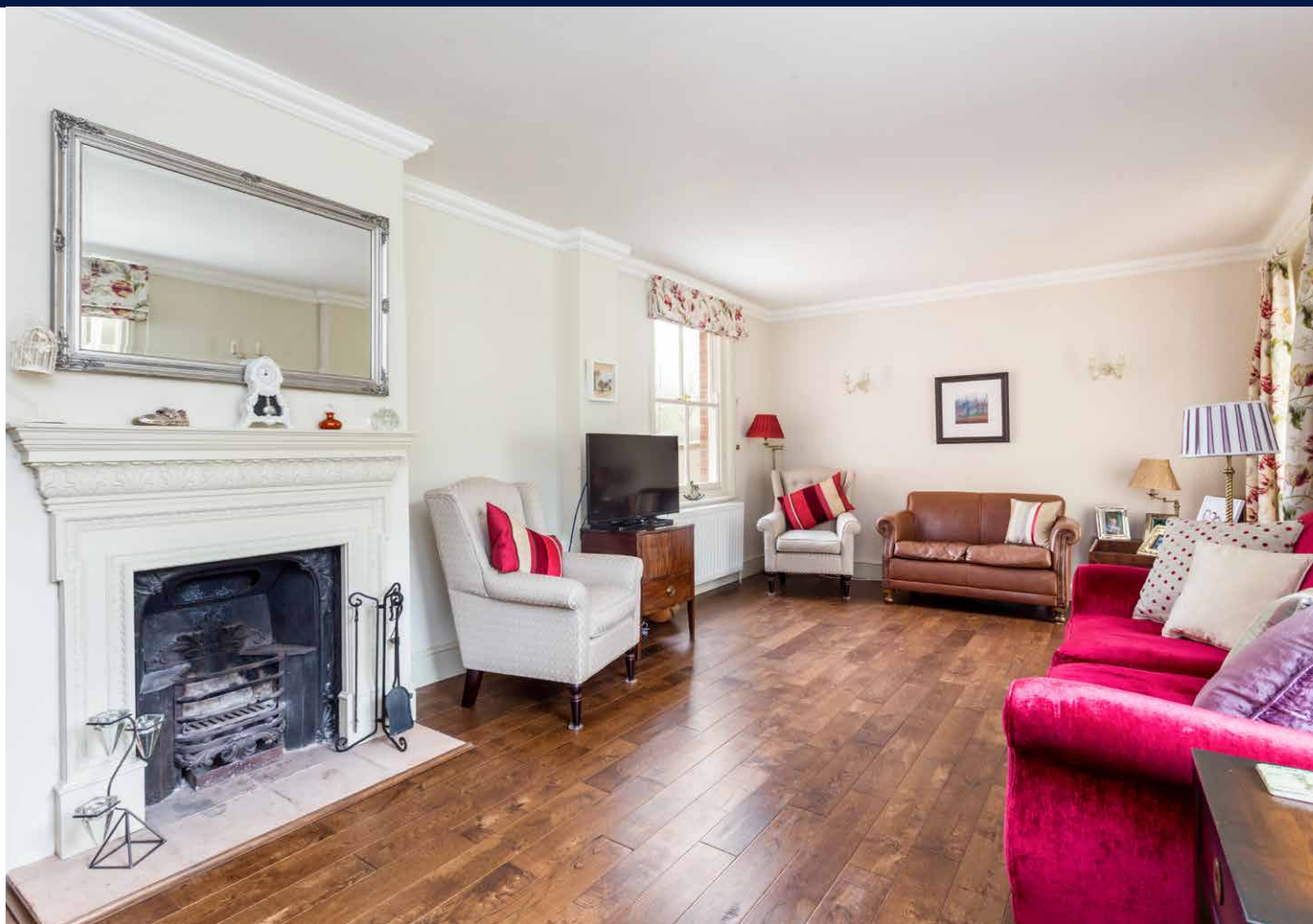
Reception hall ♦ Sitting room ♦ Dining room ♦ Kitchen/breakfast room ♦ Family room ♦ Conservatory ♦ 4 bedrooms including master bedroom with en suite ♦ Family bathroom ♦ Home office ♦ Gardens and off-street parking ♦ EPC = E

Situation

Pippins is located within the popular Test Valley village of Broughton, which offers some fabulous amenities including a shop, Post Office, Primary School and Pre-school, two public houses, church and doctor's surgery. The village is highly desirable, located within the Test Valley and offering a range of clubs, societies and is a thriving community. A wider range of amenities can be found in the nearby market town of Stockbridge with a number of boutique shops, restaurants and general retail outlets.

Description

Pippins is a good-looking period family home with more recent additions resulting in some generous reception space including a fabulous sitting room with central fireplace, an excellent room for entertaining and relaxing. Further reception space includes the more informal family room with its attractive bay window and fireplace and views out over the front driveway. Other reception space includes the dining room and a conservatory which is linked in to the sitting room. The kitchen/breakfast room has been refurbished by the current owners and provides a fantastic living space with a range of floor and wall mounted units with cupboard and drawer sections and attractive work surfaces over. This is a particularly light and bright room enhanced by a vaulted ceiling at the breakfast room end and with doors out onto the rear terrace. The bedroom accommodation at first floor includes a master bedroom suite with en suite shower room. The remaining three bedrooms are serviced by the family bathroom.



Outside

The property is approached via a gated entrance which opens out onto a gravel driveway providing parking for a number of vehicles. The more formal gardens lie to the rear of the property and include a terraced area which immediately adjoins the rear of the property and is easily accessed via the kitchen/breakfast room providing a private space for outdoor entertaining and relaxing. The gardens from here are lawned and there is a further raised section of lawn broken up by some attractive planting on a number of terraces. The home office sits at the far left-hand corner of the property and provides a perfect space for working from home. This is a well-balanced family home and one which is well-positioned to enjoy the amenities of this fabulous village.

Accommodation

See floor plans.

Tenure

Freehold.

Services

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

Outgoings

Council Tax – Band F

Post Code

SO20 8BD

Local Authority

Test Valley Borough Council

Directions

Leave Winchester heading west towards Stockbridge on the A30, continuing through Stockbridge, and then take the left-hand turning off the A30 signposted to Broughton. Continue along this road for about 2 miles, whereupon you will reach a T-junction. Turn left into the village, crossing the Wallop Brook, continuing through the heart of the village along the high street, heading towards the neighbouring village of Houghton. Pippins will be found along on the right-hand side.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

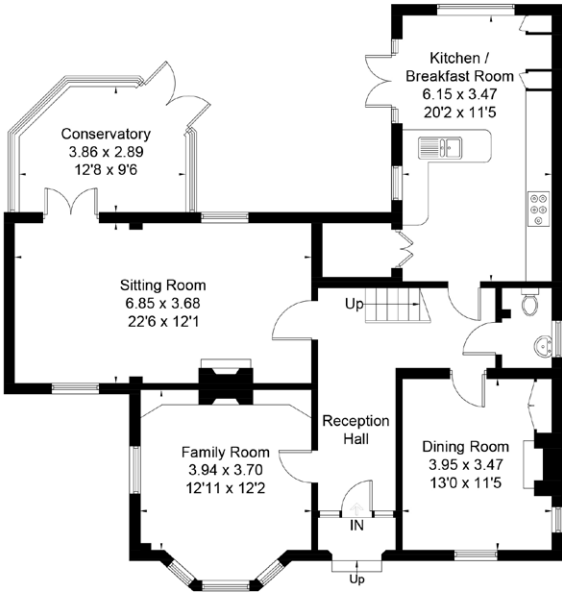
Viewing

Strictly by appointment with Savills.

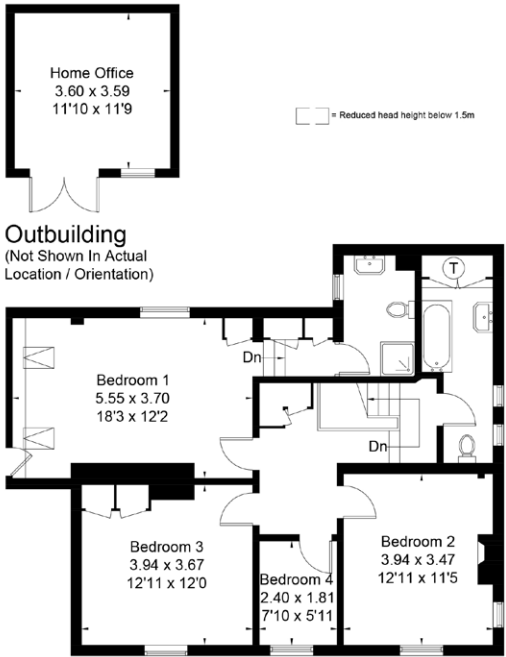


FLOOR PLANS

Approximate Area = 195.1 sq m / 2100 sq ft
Outbuilding = 13 sq m / 140 sq ft
Total = 208.1 sq m / 2240 sq ft
Including Limited Use Area (3.8 sq m / 40 sq ft)
For identification only. Not to scale.
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Ground Floor
Area = 111.7 sq m / 1202 sq ft
(Limited Use Area = 1.9 sq m / 20 sq ft)



First Floor
Area = 83.4 sq m / 898 sq ft
(Limited Use Area = 1.9 sq m / 20 sq ft)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	