



A charming period cottage

Fortunes Way, Paynes Lane, Broughton, Stockbridge, Hampshire SO20 8AH

Freehold



Accommodation: Reception hall • 3 reception rooms
• Kitchen • Wine cellar • 2 double bedrooms • Bathroom •
Gardens • Parking space • EPC = E

Situation

Broughton is a highly desirable village surrounded by beautiful Test Valley countryside. The village affords a number of amenities including a community village shop/post office, two public houses, a church, doctor's surgery and primary school. There are several active social clubs and it is within 4 miles of the larger centre of Stockbridge. There are a number of boutique shops, restaurants and hotels in Stockbridge and a wider range of facilities can be found almost equidistant at Salisbury, to the West or Winchester to the East. The nearest main line railway station is Grateley, 6 miles away, with direct services to London Waterloo, with mainline stations also at Winchester and Andover.

Description

Believed to be of Georgian origin the cottage is well-proportioned with three reception rooms, a welcoming reception hall and kitchen with fitted Aga. On the first floor are two excellent double bedrooms and a family bathroom and a wine cellar completes the accommodation within the house. The gardens to the rear are charming, the terrace adjacent to the property itself opening up into cottage gardens, with areas of lawn and a gravelled sitting and dining area. Opposite the property is a private parking space for Fortunes Way.

Accommodation

See floor plans.

Tenure

Freehold.

Services

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

Outgoings

Council Tax - Band E

Post Code

SO20 8AH

Local Authority

Test Valley Borough Council

Energy Performance

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

Viewing

Strictly by appointment with Savills.





Fortunes Way, Paynes Lane, Broughton, Stockbridge SO20 8AH

Gross internal area (approx)

Total Area 116 sq m/1,250sq ft

Steven Moore

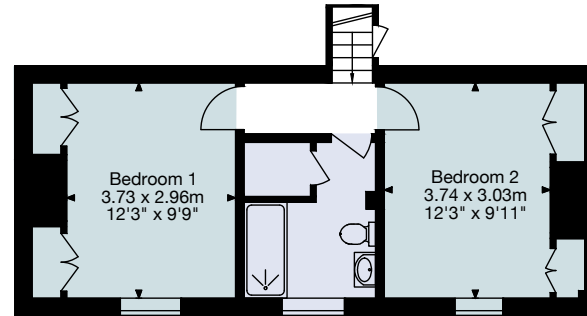
Savills Winchester

01962 841 842

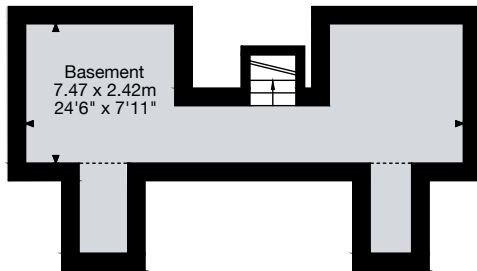
smoore@savills.com



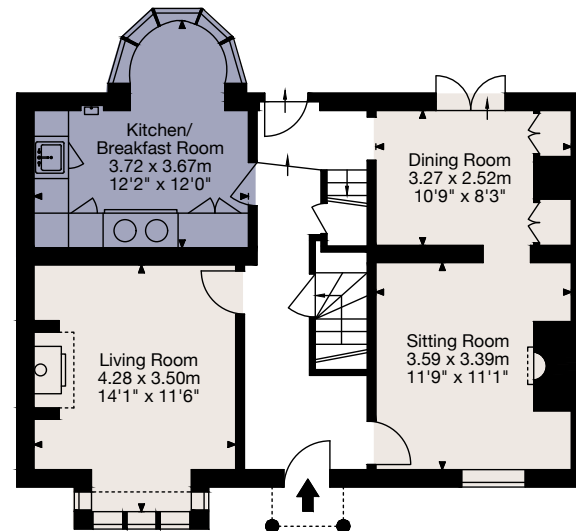
savills.co.uk



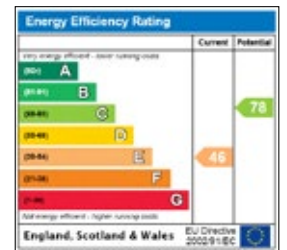
First Floor



Basement



Ground Floor



For identification only. Not to scale. © 01042021

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: 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 necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

