



**5 HOUGHTON FARM CLOSE**

Houghton, Stockbridge, Hampshire, SO20 6FB

**Carter Jonas**

## 5 HOUGHTON FARM CLOSE, HOUGHTON, STOCKBRIDGE, SO20 6FB

### A STUNNING 4 BEDROOM HOUSE WITH A DOUBLE CAR BARN & LOG STORE AND A SUPERB WESTERLY GARDEN WITH VIEWS IN ALL APPROACHING 1/4 ACRE.

- Garden room
- Sitting Room
- Study
- Kitchen & dining room
- Utility room & WC
- Principal bedroom with en suite bathroom
- Double car barn with log store
- Superb landscaped garden with westerly aspect
- EPC Rating B

#### DESCRIPTION

5 Houghton Farm Close is a traditional detached red brick 4 bedroom house, set in a very quiet area of the village. It presents an appealing appearance whilst offering all the advantages and convenience of a modern house set in a large plot with landscaped garden and a detached double car barn with log store. The carefully considered layout on the ground floor provides a study, a separate living room with feature fireplace and French doors opening out to the garden at the rear and an impressive open plan kitchen and dining room leading on to a garden room which provides a more relaxed family area. The principal bedroom has an en suite shower room with built in dressing area wardrobes. There are 3 further double bedrooms (one also en suite) and a family bathroom.

#### OUTSIDE

The garden/plot area is very generous and enjoys a westerly aspect. To the front of the house is a gated driveway with a fine two bay open car barn with log store. There are riven sandstone patio areas on two sides of the house which are ideal for entertaining as they interconnect the principal reception rooms. The boundaries are delineated by the fine rendered brick wall, close board and post and wire fencing.



## LOCATION

The charming village of Houghton, renowned for its acclaimed fishing club, sits in the picturesque rural setting of the Test Valley. With many country pursuits on the doorstep from fishing on the River Test to walking the historic Clarendon Way and Test Way there are many activities on offer. The village has a pub, a church and village hall whilst the nearby town of Stockbridge, 2 miles to the north, offers other amenities which include restaurants, shops, schools, as well as a doctor's surgery. Houghton lies between the historic cathedral cities of Salisbury and Winchester. Communication links are accessible in the form of rail links into London Waterloo via nearby Grateley and Winchester.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water and electricity. Electric air source heat pump. Shared sewerage treatment plant. Service charge: £1,000 per year.

**Local Authority:** Test Valley Borough Council.

**Council Tax:** Band F.

**Broadband:** Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Viewings:** Strictly by appointment.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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