



HAYTERS

Rookery Lane, Broughton, Stockbridge, Hampshire, SO20 8AZ

Carter Jonas

HAYTERS, ROOKERY LANE, BROUGHTON, STOCKBRIDGE, HAMPSHIRE, SO20 8AZ

• Sitting room • Dining room • Study • Kitchen • Utility room • Four bedrooms and dressing room • Bathroom • Garden • Double Garage, log store and driveway • EPC rating E

DESCRIPTION

This well-proportioned detached family home offers an adaptable layout with scope to extend further (subject to obtaining the relevant consents). Upon entering the front of the property, a generous entrance hall provides access to the sitting room, study and staircase. The sitting room is triple aspect with French doors onto the garden and a fireplace. Further reception rooms include a study with views over the front garden, and an elegant dining room. The kitchen is fitted with a range of units and integrated appliances, and an adjoining utility room provides useful additional storage space and access to the rear garden. First floor accommodation includes four bedrooms, one with a linked dressing room, and a family bathroom.

OUTSIDE

Externally the grounds are mainly lawned and bordered by hedgerows and mature trees with views across farmland on two sides. The gravel driveway is gated and provides parking for a number of cars. A double garage provides additional parking and storage, along with a log store.

A CHARMING, DETACHED HOME OF CHARACTER, IDEALLY POSITIONED ON THE PERIPHERY OF THE SOUGHT AFTER VILLAGE OF BROUGHTON



LOCATION

Situated near the centre of the very popular Test Valley village of Broughton, which offers everyday amenities including a community shop, doctor's surgery, church, a public house and a primary school. Stockbridge, renowned for its pretty high street and foodie reputation is about five miles away and provides a range of shops, hotels, restaurants, churches and a secondary school. The cathedral cities of Salisbury and Winchester are some thirteen and fourteen miles distant respectively. There is very convenient access to London and the West Country by road (M3 and A303) and rail, with main line stations at Grateley and Winchester providing fast trains to London Waterloo. Local schools are Broughton Primary and Test Valley School with Peter Symond's Sixth Form College at Winchester. Independent preparatory schools include Princes Mead, Pilgrim's, Twyford, Stroud and Farleigh, with Winchester College and St Swithun's in Winchester, Godolphin's in Salisbury and Hampshire Collegiate in Romsey.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil heating, mains electricity, water and drainage.

Local Authority: Test Valley Borough Council

Council Tax: Band C

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

Viewings: Strictly by appointment with Carter Jonas, 01962 842742.

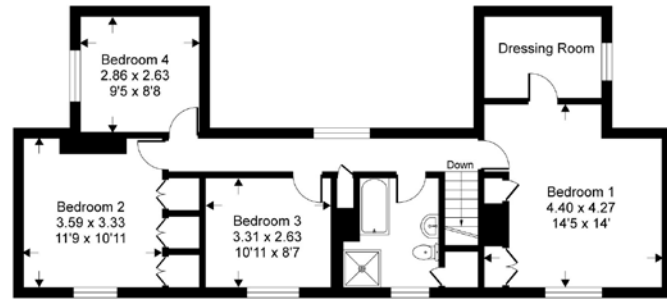


Rookery Lane, SO20

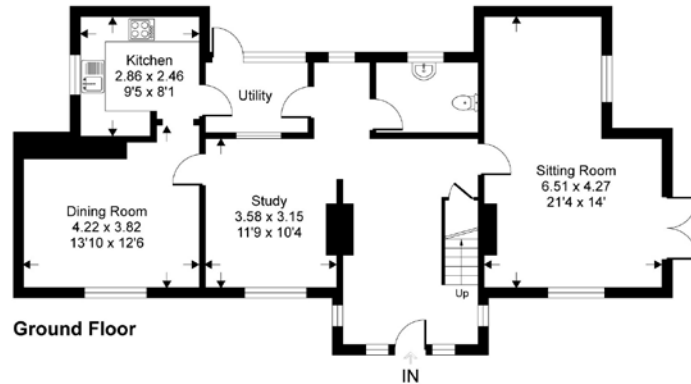
Approximate Gross Internal Area = 159.9 sq m / 1722 sq ft

Approximate Garage Internal Area = 32.8 sq m / 354 sq ft

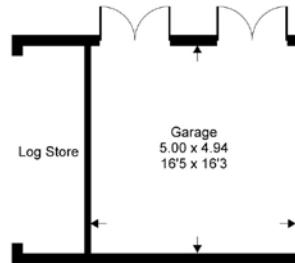
Approximate Total Internal Area = 192.7 sq m / 2076 sq ft



First Floor

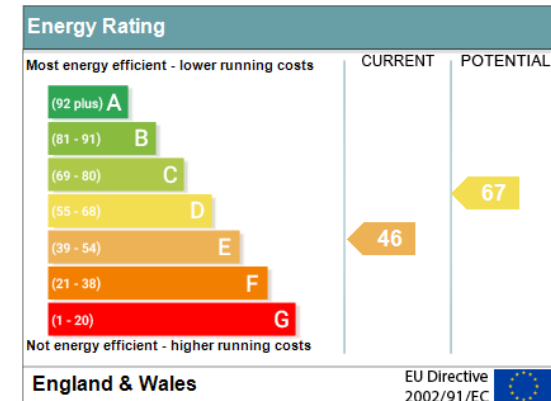


Ground Floor



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Produced for Carter Jonas



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