



1 Venison Terrace, Dixons Lane | £385,000
Broughton, Stockbridge, SO20 8AP

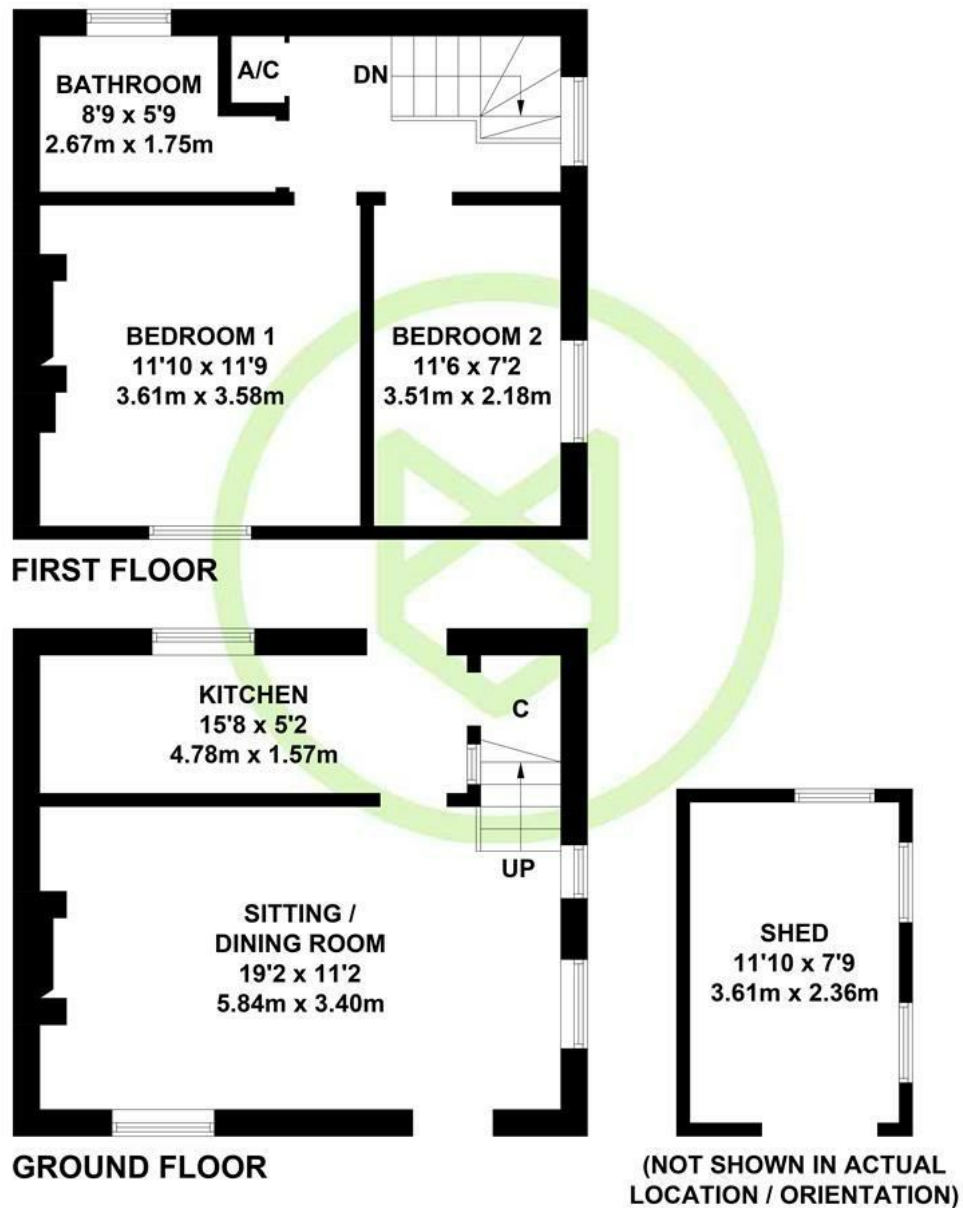




1 Venison Terrace, Dixons Lane
Broughton, Stockbridge, SO20 8AP

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk





APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 324 SQ FT / 30.1 SQ M
 FIRST FLOOR = 347 SQ FT / 32.2 SQ M
 SHED = 91 SQ FT / 8.5 SQ M
 TOTAL = 762 SQ FT / 70.8 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1117989)

Summary

Offered with no onward chain, a characterful end of terrace cottage, filled with original features and modern touches, nestled in the picturesque Village of Broughton. This charming home features two bedrooms, bathroom, modern kitchen and sitting room with open fireplace. Outside, the home boasts an attractive garden to the front, low maintenance rear garden and useful shed. The property also has planning permission for a two storey rear extension, creation of off road parking, erect porch, additional window and replace boundary fence with wall. (Planning reference: 24/00084/FULLS)

Summary

- Charming end of terrace cottage, dating back to 1845
- Secluded rear courtyard and attractive gardens to the front
- Complimented with an array of period features throughout
- Two bedrooms and upstairs bathroom
- Charming sitting room with feature open fireplace
- Planning permission for a two storey rear extension, creation of off road parking, erect porch, additional window and replace boundary fence with wall. (Planning reference: 24/00084/FULLS)
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
 Current E
 Potential B

1 Venison Terrace Dixons Lane

Broughton, Stockbridge, SO20 8AP

Ground Floor

The front door opens into the sitting room with charming feature open fireplace providing the perfect focal point. The kitchen is accessed from the sitting room, as well as the first floor lading via stairs. Stable door opens into the recently fitted kitchen featuring a selection of cupboards and doors, built in electric oven with extractor above, space for fridge, plumbing for washing machine, under stairs storage cupboard and door to the rear courtyard.

First Floor

The first floor landing provides access for both bedrooms and family bathroom. Onlooking the attractive garden to the front, the principal bedroom is a generous double with feature fireplace. Bedroom two is also a double which looks out to the side elevation. The bathroom comprises shower over bath, WC and wash basin.

Outside

The rear courtyard is a secluded area which is mainly laid to shingle. A gate takes you through to another area belonging to the home, equipped with a useful timber shed. The attractive front garden is beautifully treated and maintained, enclosed with fencing one side and hedgerow the other. This area is mainly laid and also features a selection of mature shrubs.

Parking

On street parking is available. The home also has full planning permission to create off road parking.

Location

The picturesque village of Broughton is one of the most popular Test Valley villages with its strong sense of community and access to footpaths leading to stunning countryside. Broughton offers two public houses, village shop, primary school, doctor's surgery and more comprehensive amenities can be found in Stockbridge.

Tenure

Freehold

Heating

Electric

Sellers Position

No onward chain

Council Tax

Test Valley - Band C

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

