







A detached four bedroom chalet bungalow with outstanding countryside views set within attractive gardens. In all 0.33 Acres.

Tenure: Freehold Size: 2,107 ft² EPC Rating: D (55) Council Tax Band: F



Services - Mains water, drainage and mains electricity, Air Source Heat Pump.

Andover 10 Miles • Stockbridge 4 Miles • Winchester 13 Miles • Salisbury 12 Miles

Sun Rannoch, Broughton, Stockbridge, Hampshire, SO20 8BX

- Reception hall
- Kitchen/Breakfast room
- Sitting room
- Dining room
- Conservatory
- Cloakroom
- Two ground floor bedrooms
- Two first floor bedrooms
- Two bathrooms
- Garden & Garden Shed
- Single Garage

The Property

Sun Rannoch is a light, spacious detached house offering flexible accommodation. Situated on the edge of the much sought-after village of Broughton, the location enjoys stunning, uninterrupted countryside views. The ground floor comprises a kitchen/breakfast room, which is tastefully furnished with fitted shaker units. Off the hall is a large sitting room with a wood burner with exposed brick chimney breast creating a natural focal point. The bright dining room and conservatory are both generous spaces to entertain and along with the sitting room, enjoy views over the garden and the countryside beyond. There is also a downstairs cloakroom and useful storage.

There are two generous double bedrooms on the ground floor with a family bathroom. The first floor comprises two double bedrooms, a bathroom with shower and a spacious landing, all of which take advantage of the open space and borrowed views.

Outside

To the rear of the property is a large, beautifully landscaped garden with views over surrounding countryside and a south-westerly aspect. Mainly laid to lawn, the garden contains a variety of well-stocked flower beds, with a combination of perennials, shrubs and fruit trees and is edged with mature borders.

A gravel driveway at the front provides ample turning and parking for several cars as well as access to the single garage.

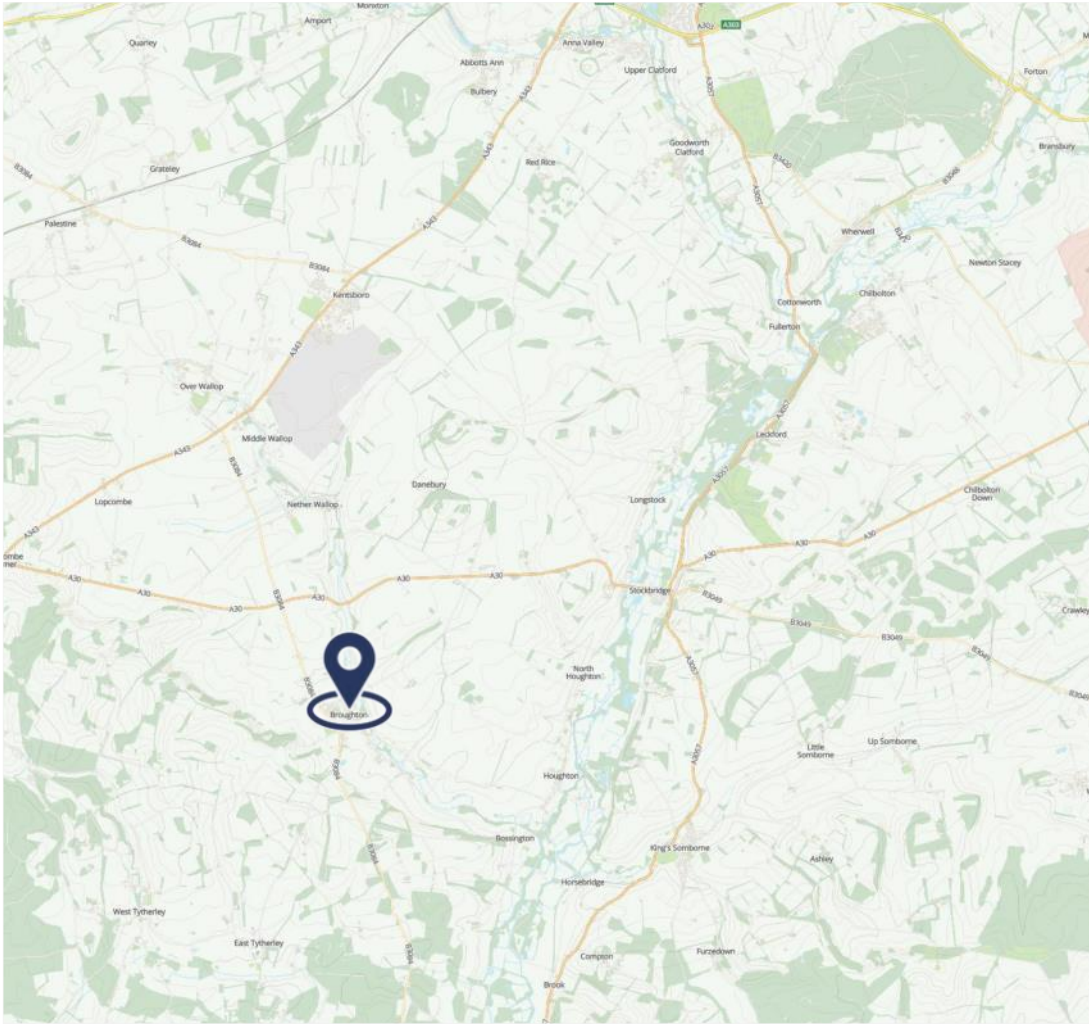
The property runs off an Air Source Heat Pump. With its south facing position there is ample opportunity to add solar panels and a battery resulting in an energy efficiently run household. The property has favourable running costs, please enquire with the Agents for more information.





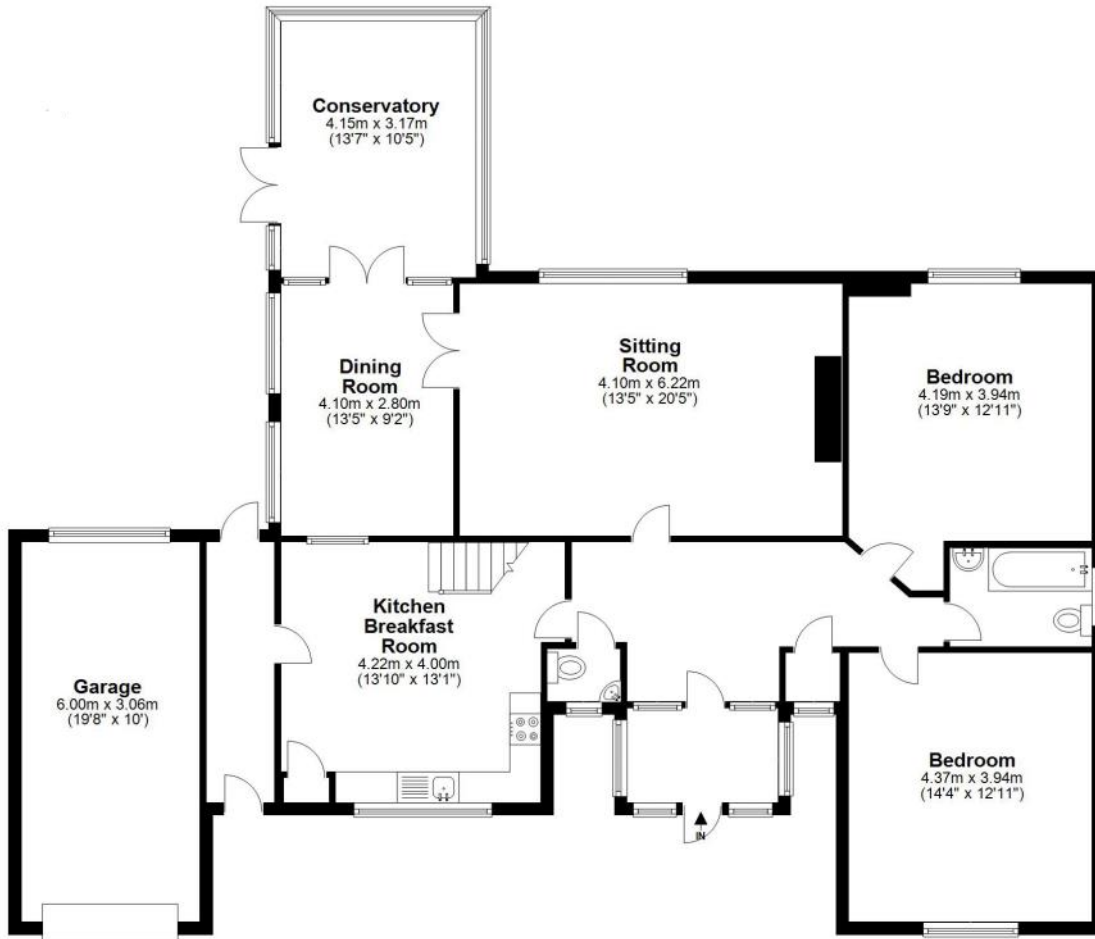
Location

Sun Rannoch is situated on the edge of the popular and thriving village of Broughton. The village offers a community run Village Shop/Cafe, Village Hall, Public House, Primary School and Doctors Surgery. The property is within easy reach of the mainline railway stations at Grateley and Winchester, with direct trains to London Waterloo (1 hour 20 minutes and 1 hour 2 minutes respectively). Easy access to the A303 which links to the West country and the M3 to London. Stockbridge is within a 10 minutes drive from the property offering various independent shops, a range of cafes and restaurants and other amenities. A more comprehensive range of facilities is to be found in the nearby market town of Andover and the Cathedral cities of Salisbury and Winchester. The area is renowned for a number of highly regarded independent schools in Winchester, Salisbury and Andover as well as good primary and secondary state schools.

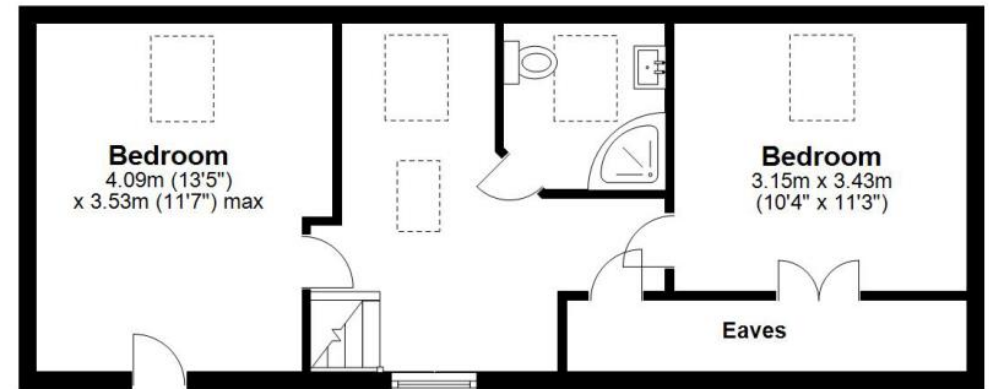


Sun Rannoch - Floor Plan

Ground Floor



First Floor



Total area: approx. 195.8 sq. metres (2107.8 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn

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