





The Garden and Outbuilding (Potential Annexe)



Concord, High Street, Broughton, Hampshire, SO20 8AD

- Kitchen/Dining Room
- Sitting Room with log burner
- Utility Room
- Garage/Workshop/Office
- Annexe Potential
- Two Double Bedrooms
- One Single Bedroom
- Family Bathroom
- Front & Rear Gardens

The Property

A charming semi-detached house constructed of brick under a tiled roof, built in 1962 and situated in the heart of the village.

The property is well appointed throughout and has been tastefully modernised. The ground floor comprises an open plan Kitchen/Dining Room with Rangemaster cooker and an oak kitchen island. Patio doors lead out to the garden with ample space for alfresco dining. A spacious hallway with an understairs cupboard leads into the light and bright sitting room with log-burner. There is a separate utility room and cloakroom.

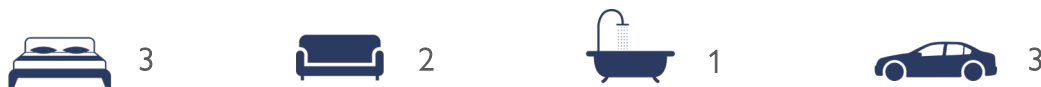
On the first floor there are two double bedrooms and a single bedroom. The modern family bathroom benefits from a free standing bath and separate shower.

Outside

The front garden is laid to lawn with established borders. There is a parking space for one car to the front of the property and a side gate leading to the rear garden. The pretty rear garden is mainly laid to lawn with flower borders and mature shrubs. The separate outbuilding, approached from Plough Gardens provides a garage with pit, workshop area, and a separate office which also offers an opportunity for an annexe (subject to planning). There is additional parking for 2 cars to the front of the outbuilding.

A charming property set in the heart of the popular village of Broughton, enjoying local amenities and a vibrant community.

Tenure: Freehold Size: 1556.4 ft² EPC Rating: D (58) Council Tax Band: D



Services - Mains Water & Drainage, Mains Electricity, Oil Fired Central Heating.

Stockbridge 5 Miles • Salisbury 13 Miles • Winchester 14 Miles • Romsey 9 Miles



Sitting Room



Living/Dining Area



Bedroom 1



Bedroom 2

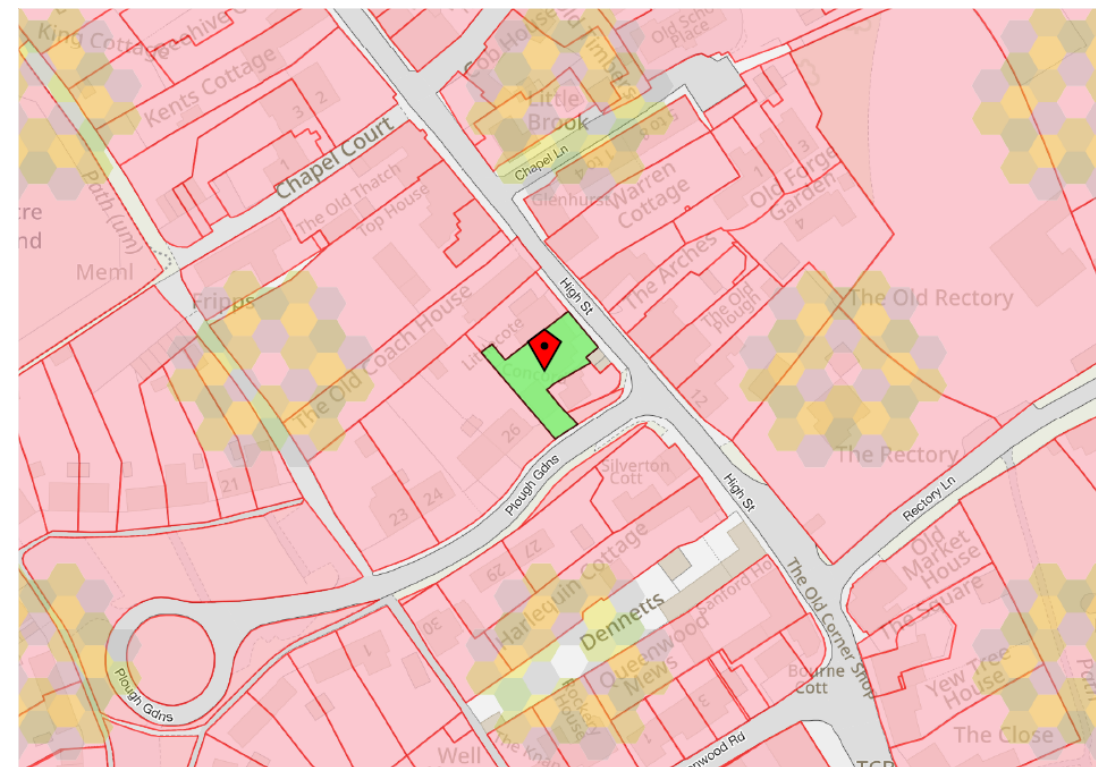


Office in Outbuilding

Location

Concord is located in the heart of the popular village of Broughton. Broughton has an excellent community run Village shop, Primary School, Church, Doctors Surgery and Pub. The picturesque town of Stockbridge town is just 10 minutes drive away with independent boutiques, cafes, pubs and restaurants.

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. 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.

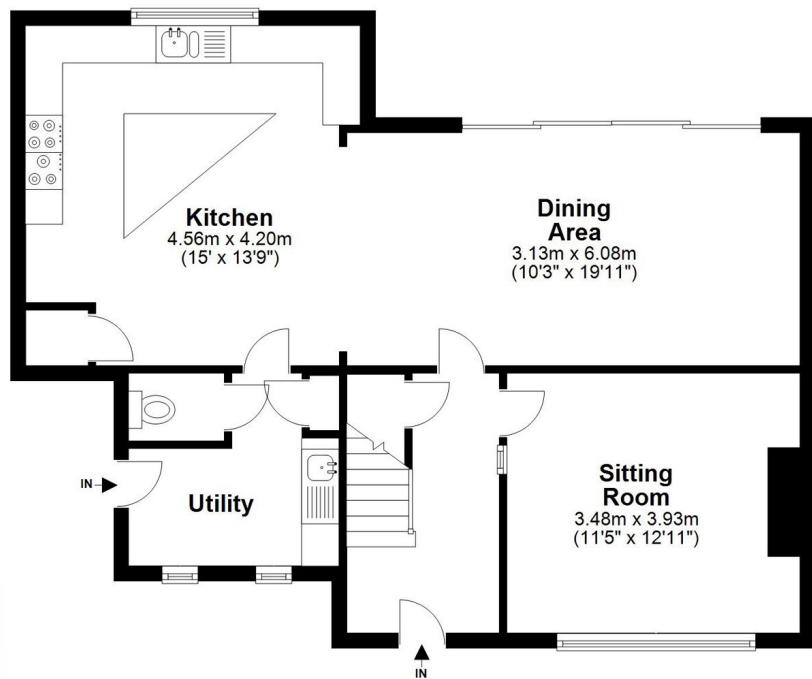


Concord - Floor Plan



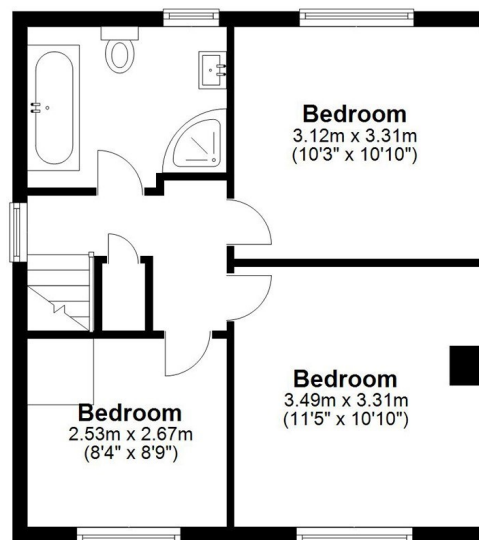
Ground Floor

Approx. 68.5 sq. metres (737.2 sq. feet)



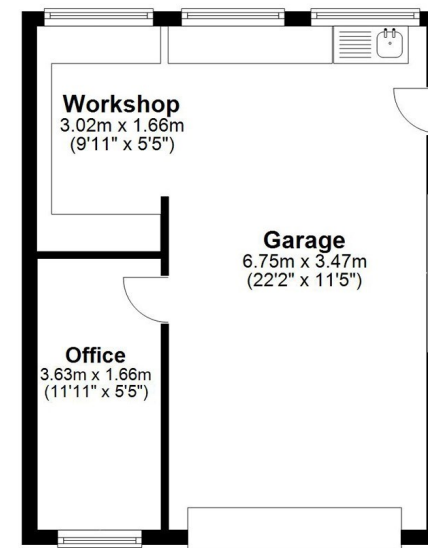
First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Outbuilding

Approx. 35.3 sq. metres (380.0 sq. feet)



Total area: approx. 144.6 sq. metres (1556.4 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 to RICS guidelines

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