







Cherry Tree Cottage, Houghton Stockbridge, SO20 6LH

Location

Cherry Tree Cottage is situated in the village of Houghton which lies 2 miles to the south of Stockbridge in the heart of the Test Valley. The River Test is renowned for its trout fishing and Cherry Tree Cottage offers the rare opportunity to fish in your own garden.

Houghton has a thriving community with a village hall, a Public House and a Church. A shop, post office, Doctors Surgery and primary school are to be found in the neighbouring villages of Kings Somborne and Broughton.

Stockbridge is now a destination venue and offers a range of independent shops, cafes and restaurants as well as a Doctors Surgery and a primary and secondary school. Mainline railway stations with direct links to London Waterloo are to be found in Winchester, Andover and Grateley and there are excellent road links via the A303 to London and the west country and via the A34 to the North. The area is renowned for a number of highly regarded Independent schools such as Farleigh Preparatory school and Rookwood in Andover.

Property

Cherry Tree Cottage is a character detached house with very well proportioned accommodation. The property dates from the end of the 19th Century and has had subsequent additions with the principal rooms having the benefit of excellent views over the garden towards the river.

Outside

The property is approached off the village road and there is ample car parking and turning space within the walled courtyard. The front garden has been very well landscaped with gravel paths, flowerbeds and shrubs either side. Double gates provide access to the wonderfully landscaped gardens which benefit from a lovely aspect. There is a large terrace and many sitting areas within the garden. There are a variety of beds and shrubs together with mature trees including a willow. There is a very good timber built shed/garden store. The property benefits from approximate 95ft (29 metres) of river frontage with Riparian Rights and there are superb views along the river bank and over the water meadows.

An idyllic property set in an outstanding position with fishing on
the River Test

Tenure: Freehold Size: 2,561.6 ft² EPC Rating: E (49) Council Tax Band: G



4



3



2



2

Services - Mains Water and Electricity. Oil Fired Central Heating. Calor Gas. Private Drainage.

- Stockbridge 2 Miles
- Winchester 10 Miles
- Salisbury 15 Miles



Cherry Tree Cottage - Floorplan



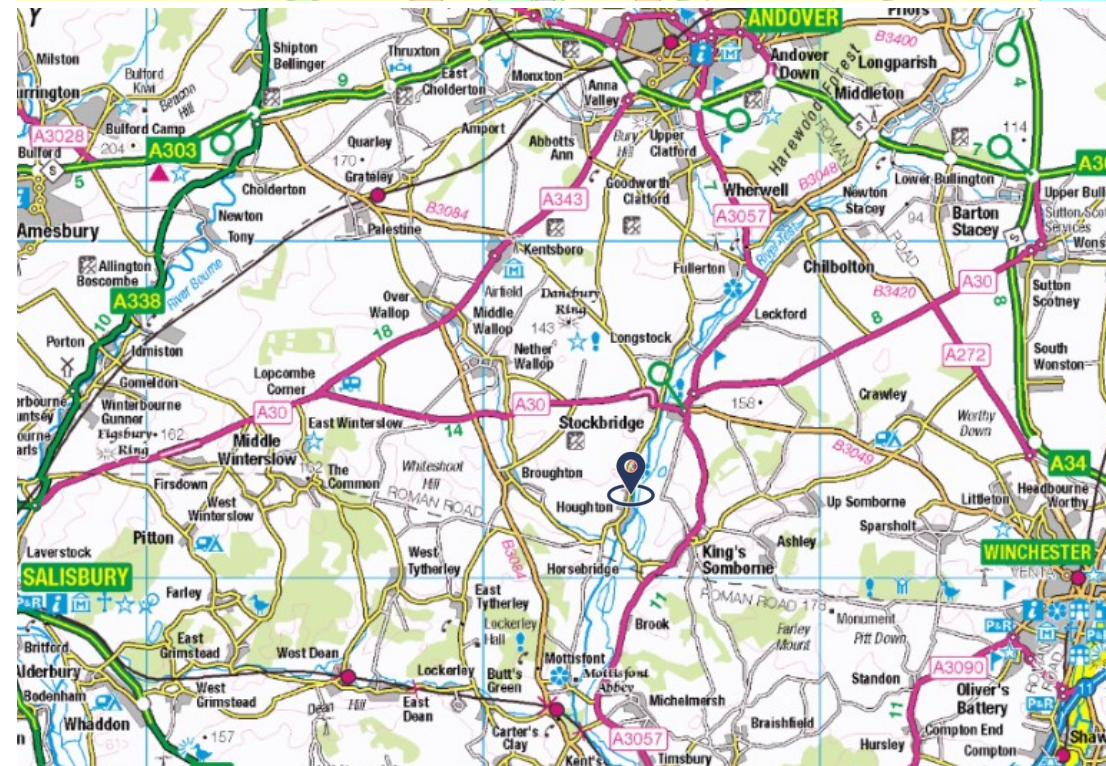
Total area: approx. 254.5 sq. metres (2739.8 sq. feet)

FOR EXCLUSIVE USE BY MYDDELTON MAJOR ESTATE AGENTS
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
COPYRIGHT CLEARPLAINT





Note: The area outlined red is for sale. This is for identification purposes only.





Disclaimer Notice
Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent, iv) the purchaser must satisfy themselves by inspection or otherwise.



The Old Police House, High Street, Stockbridge, Hampshire, SO20 6HE
01264 810 400 stockbridgeresidential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton & Major