







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

- Highly Desirable Village
- Two Bedrooms
- Sitting/Dining Room
- Good Sized Garden
- South-West Facing
- Planning Permission to Extend

The Property

1 Venison Terrace is an utterly charming red brick Victorian cottage under a slate roof. Situated in the heart of the village and at the end of a terrace, there are dog walks on your doorstep and only a short walk to the local community village shop and café. Once inside the cottage you can appreciate the space in the sitting room which is large enough for a dining table and has the focal point of an open fire. Being the first in the terrace gives the reception space a double aspect, making it lovely and light. There is also good height all throughout for a character property and it is double glazed. Off the sitting room and through a stable door, is the kitchen which has a range of modern wall and base units and a ceramic wood effect tiled floor. There are spaces for a washing machine, fridge and freezer and the oven and hob are integrated, as is the Belfast sink. The back door leads out to a courtyard area and access to a large shed. The bedrooms are accessed off a light first floor landing, both of which are doubles, the larger of the two having lovely exposed floorboards and feature fireplace. The family bathroom has a modern, white suite and electric shower over the bath. The property has planning permission to erect a porch and two storey rear extension, creation of off road parking space, replace boundary fence with wall and addition of a window. This was granted in March 2024 which can be viewed on the Test Valley Council planning portal under reference: 24/00084/FULLS

Outside

The garden is predominantly to the front, which is enclosed by a mature beech hedge on one side and a timber panel fence on the lane side. It is mainly laid to lawn with some mature roses, a couple of raised vegetable beds and a small garden shed. To the rear of the property is a gravelled courtyard, with access to a larger shed beyond. There is parking immediately next to the cottage in Dixons Lane.

A charming two bedroom cottage in the highly sought after village of Broughton with planning for double height extension and to create parking.

Tenure: Freehold Size: 647.1 ft² EPC Rating: E (54) Council Tax Band: C



Services - Mains water, Septic tank. Electric heating. Ofcom suggests broadband download speeds of up to 1000 Mbps and that most major mobile networks will likely have connectivity in the area.

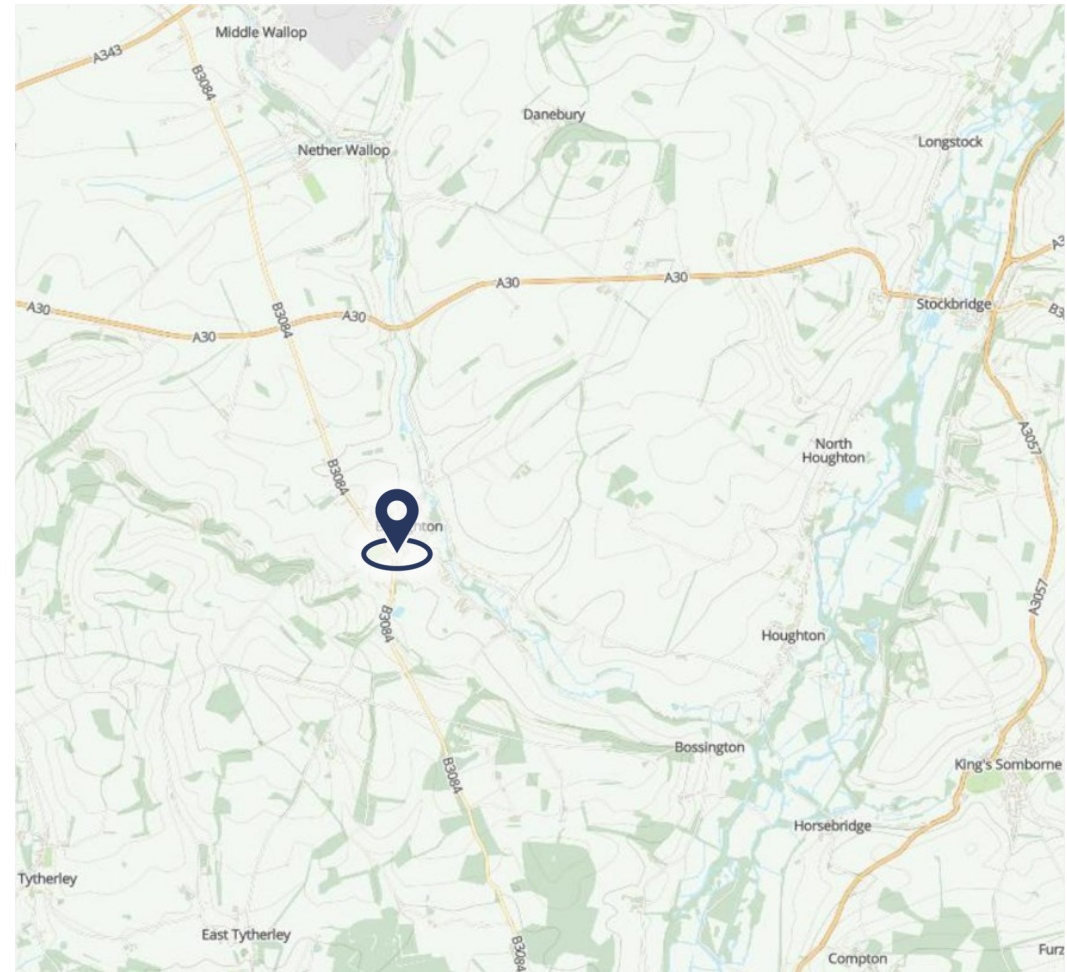
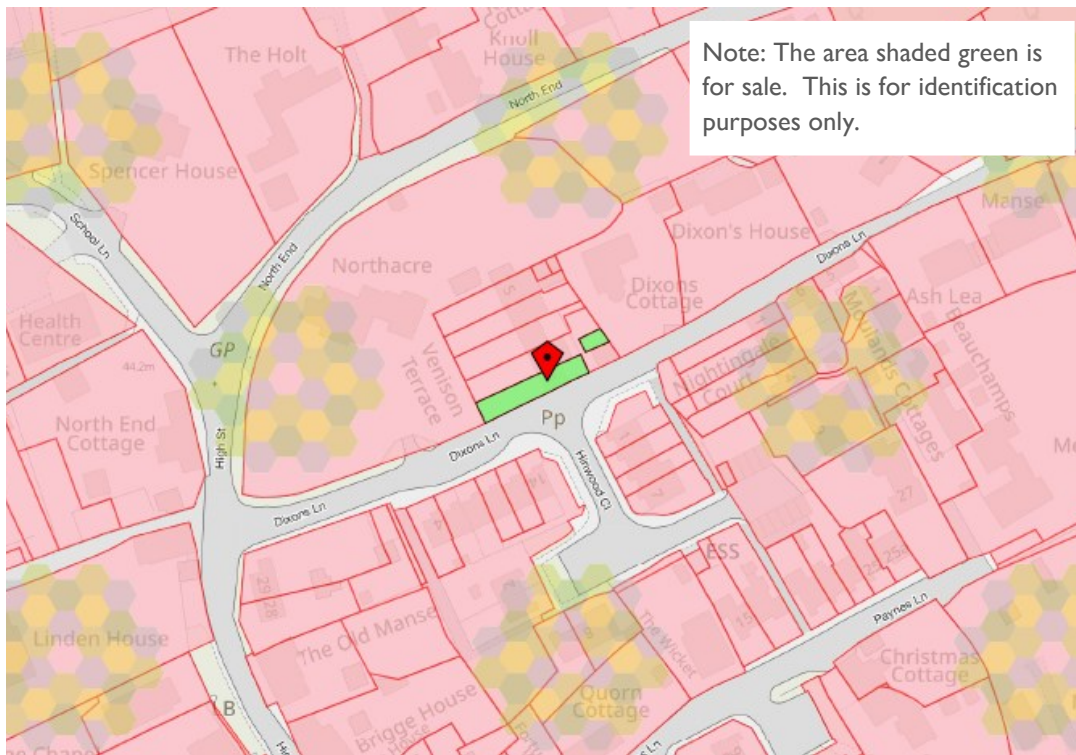
Stockbridge 3.6 Miles • Andover 5 Miles • Grateley 8 Miles • Romsey 9 Miles
• Winchester 10 Miles • Salisbury 12.5 Miles





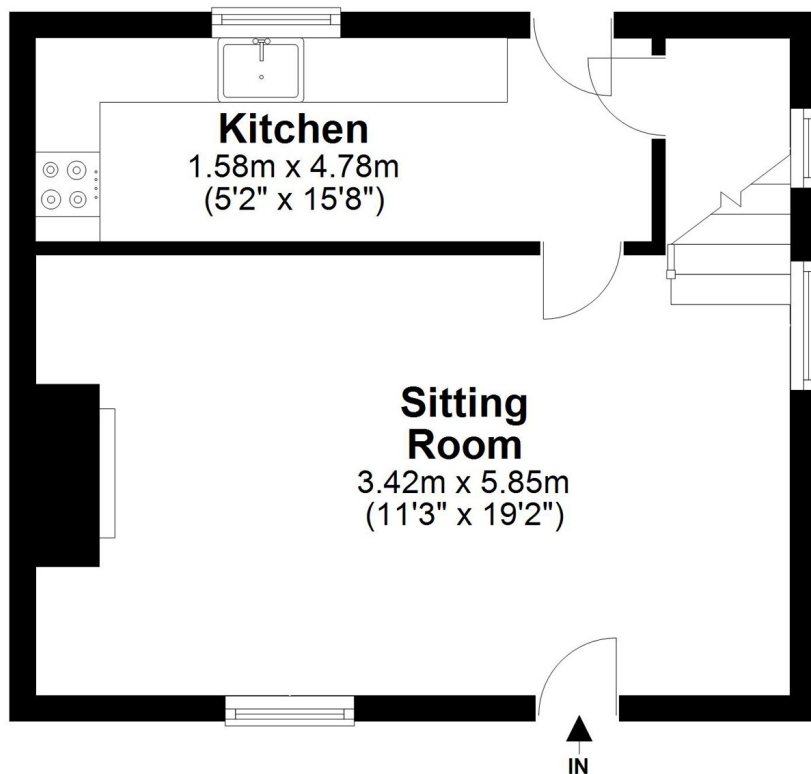
Location

1 Venison Terrace is located in the very sought after and popular Test Valley village of Broughton, Hampshire. Located away from the main high street, it is within walking distance to the local amenities. Broughton has a community led shop/post office/café, a traditional pub, a primary school and doctor's surgery. It also offers an abundance of beautiful countryside for walks and bike rides. The market town of Stockbridge is a short drive away where there is an abundance of independent shops, boutiques, cafes, restaurants and a co-op as well as a primary and secondary school. The nearby cathedral cities of Winchester and Salisbury are also within easy reach, offering a more extensive range of amenities and a wide range of independent and state schools. Broughton benefits from excellent transport links, with major road networks such as the A30 and A303 located nearby, providing convenient access to the wider region. Furthermore, both Grateley and Andover train stations, located just a few miles away, offer regular services to London Waterloo within 70 minutes.

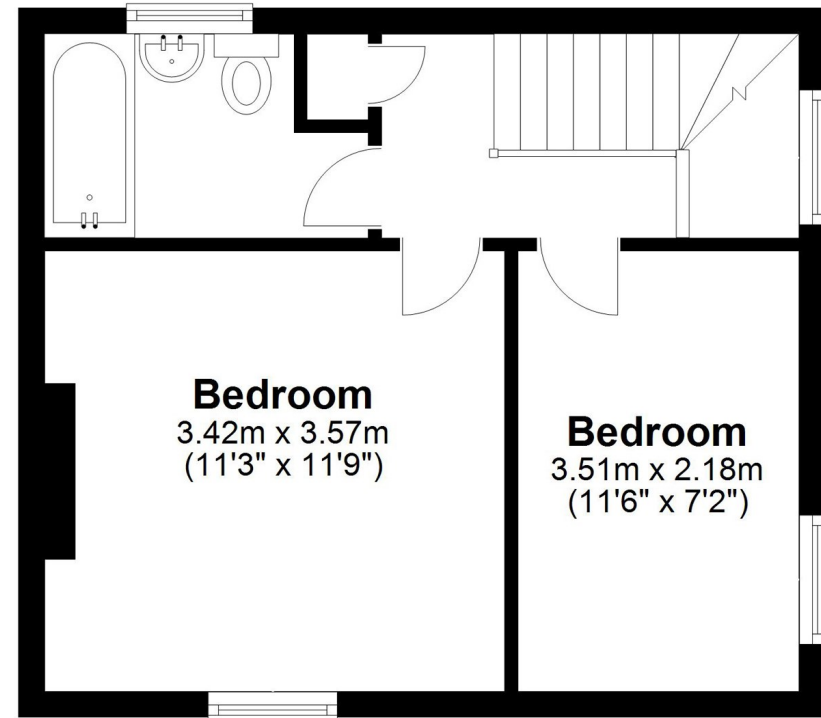




Ground Floor



First Floor



Total area: approx. 60.1 sq. metres (647.1 sq. feet)

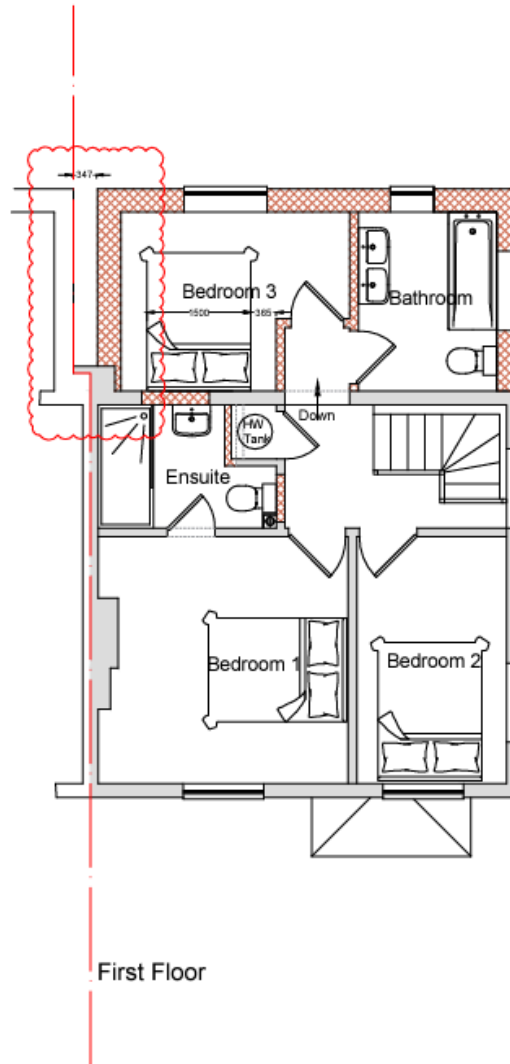
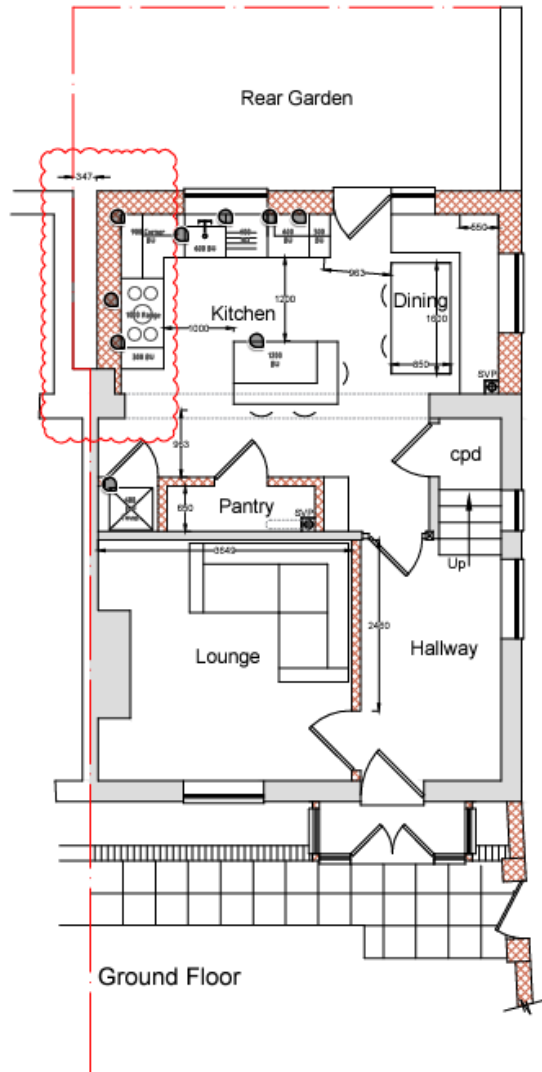
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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

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Planning Permission Approval

Plans as detailed on Test Valley Borough Council planning portal ref: 24/00084/FULLS to erect a porch and two storey rear extension, creation of off road parking space, replace boundary fence with wall and addition of a window.



Block Plan
Scale 1:500



