





Papillon, Houghton Road, Stockbridge, Hampshire, SO20 6LE

- Charming Period Cottage
- Immaculately Presented
- Kitchen/Living Room
- Sitting Room/Bedroom 2
- Main Bedroom
- Two Bathrooms
- Courtyard Garden
- Short walk to Stockbridge High Street

The Property

Papillon is a mid terrace thatched property beautifully rendered and oozing quintessential English charm. The ground floor benefits from engineered oak flooring with underfloor heating. The property is light and bright and unusually for this type of property the ceilings have excellent head height. Once inside, the hallway has the benefit of bespoke cabinetry ideal for storage and coat hanging. There is also access to the rear garden. The study/bedroom two area is a good size and provides a flexible space suitable for a variety of uses. The ground floor shower room has a modern and tasteful white suite with large shower enclosure, tiled floor and part-tiled walls. The kitchen/living room has been cleverly designed to maximise the space to provide a wonderful area to cook, eat and relax with views out onto the garden through the French doors. There are a range of wall and base units, integrated appliances all under an oak worktop.

On the first floor is a double bedroom with built-in cupboard and under eaves storage. There is also a stylish bathroom with a short roll top bath, toilet and basin.

Outside

To the rear of the property is a south-west facing enclosed courtyard garden. The garden can be accessed from the entrance hall or through the French doors in the kitchen/dining room. The surface of the courtyard is currently artificial grass with attractive paving underneath. There is a summerhouse which could be a useful outdoor office.

Off-road parking for one car available

A charming two bedroom thatched cottage superbly renovated located close to Stockbridge High Street

Tenure: **Freehold**

Size: **980.2 sq ft**

EPC Rating: **E (52)**

Council Tax Band: **C**



2



1



2



1

Services - Mains Water, Electricity and Drainage, Electric Heating. Ofcom suggests broadband speeds of up to 1000 Mbps and that most major mobile networks will likely have connectivity in the area with O2 being limited

Andover 8.1 Miles • Winchester 9.6 Miles • Salisbury 15.7 Miles • Romsey 10.3 Miles

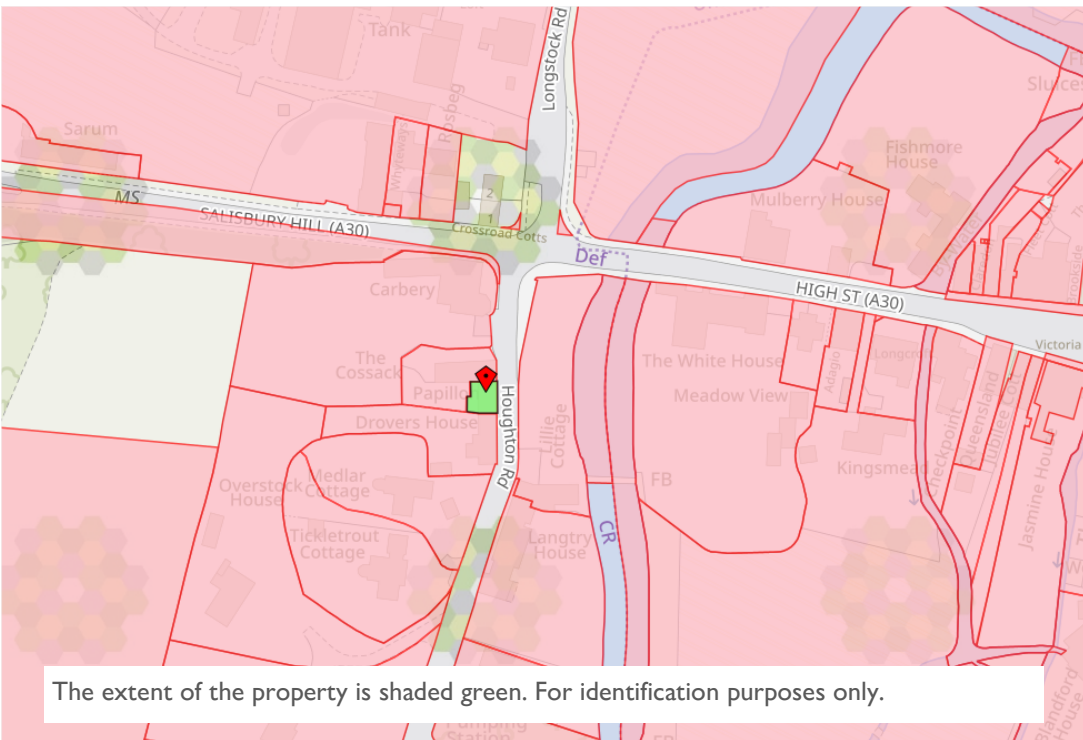




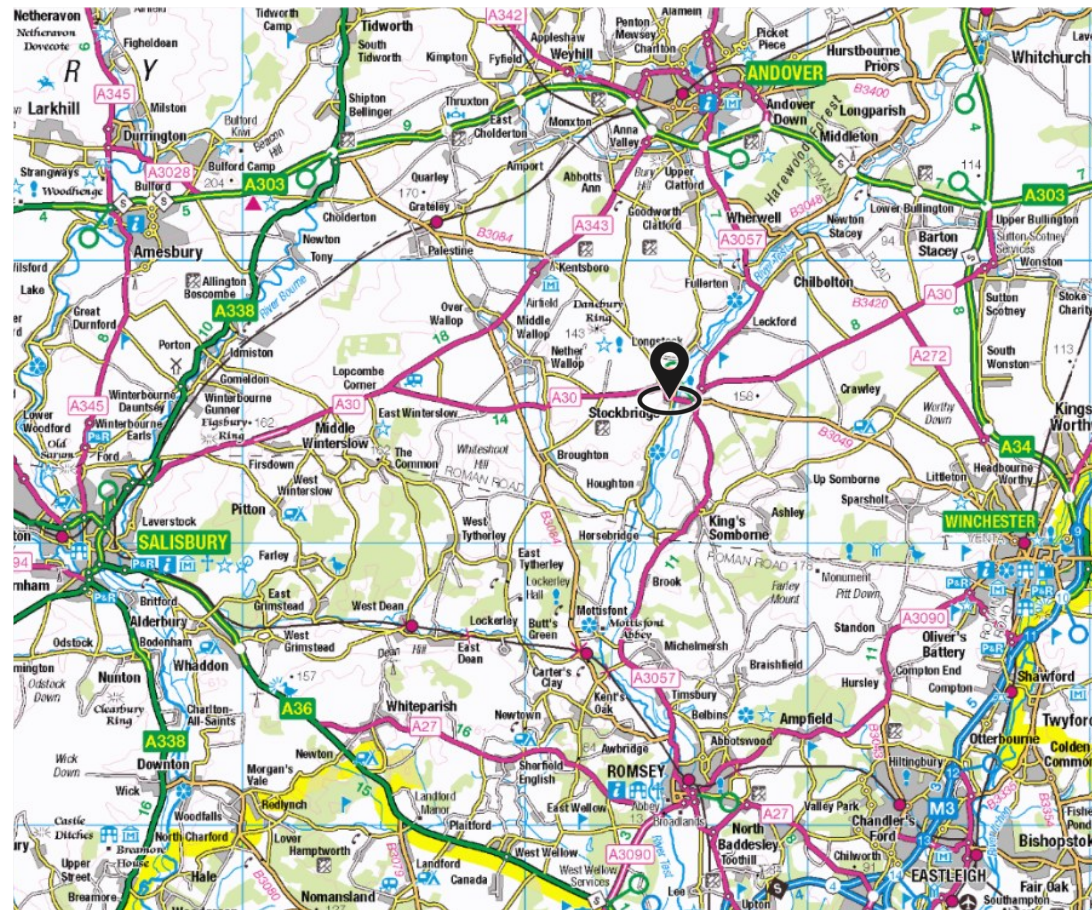
Location

Situated at the western end of Stockbridge, Papillon is just moments from the vibrant High Street while surrounded by the stunning Test Valley countryside. There is easy access to a range of independent shops, restaurants and pubs as well as a range of amenities including a Co-op with a post office, a doctors surgery, opticians and dentist. With scenic riverside walks, fly fishing on the River Test, and a thriving local community, this location blends peaceful rural living with the convenience of village life. The Cathedral Cities of Winchester and Salisbury are within a 30 minute drive from the property offering extensive amenities, leisure activities and restaurants. Andover train station is 8.1 miles distance with services to London Waterloo in 1 hour 10 minutes. Winchester train station is 9.6 miles distance providing a fast train service to London Waterloo in 45 minutes.

Stockbridge Primary School and Danebury Secondary School are located in the village. Peter Symonds Sixth Form College, Sparsholt and Andover College are within commuting distance.



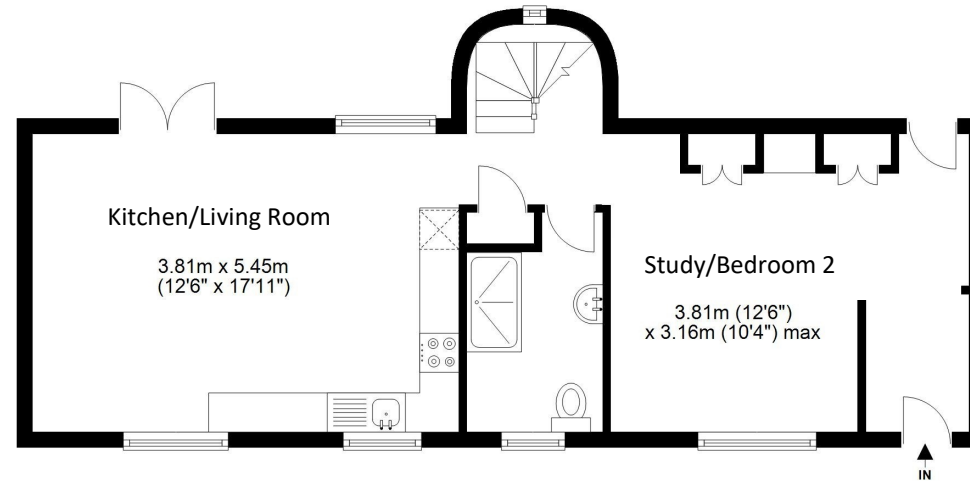
The extent of the property is shaded green. For identification purposes only.



Papillon, Stockbridge - Floorplan

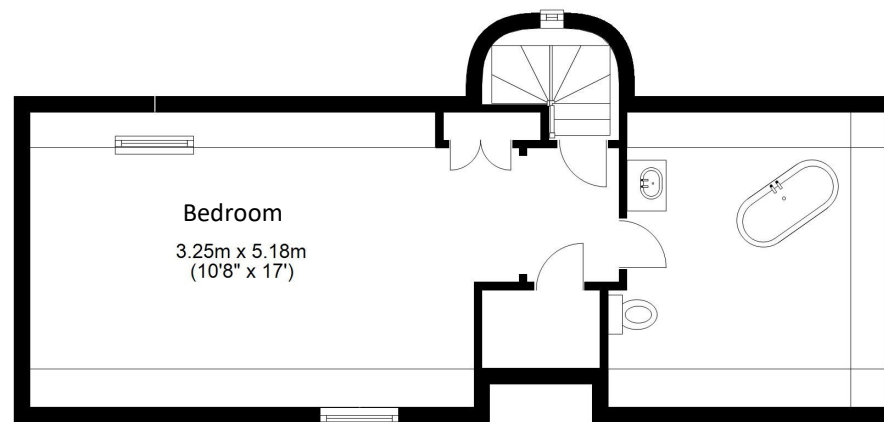
Ground Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 91.1 sq. metres (980.2 sq. feet)

COPYRIGHT CLEARPLANZ

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



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 been surveyed, planned, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agents or 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