

# West Winds, Broughton

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# West Winds, South Road, Broughton, Hampshire

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A unique property comprising a 4 bedroom house and self-contained annexe, all completely modernised and enjoying a quiet, edge of village setting with open views to the west.

A detached family house that has been modernised, reconfigured and extended with stunning accommodation, including reception hall, back hall and cloakroom, sitting room with log burning stove, excellent central open plan kitchen with adjoining living/dining area with lantern roof and doors opening onto the main terrace and fantastic south westerly views. There is also a separate utility. To the first floor there are two en suite double bedrooms, two further bedrooms and a family bathroom. There is also a completely self-contained ground floor annexe comprising living/dining room, kitchen and en suite bedroom. The property is situated at the top of South Road, a quiet no-through lane where open country views are enjoyed toward Broughton Down, a footpath leads to the centre of the village. There is a spacious gated driveway with plenty of parking and space for garaging STPP. The main terrace and garden lie to the west with the best views.

Tenure: Freehold

Local Authority: Test Valley Borough Council

Council Tax band: F

Guide price: £1,250,000



4-5



4



2-3

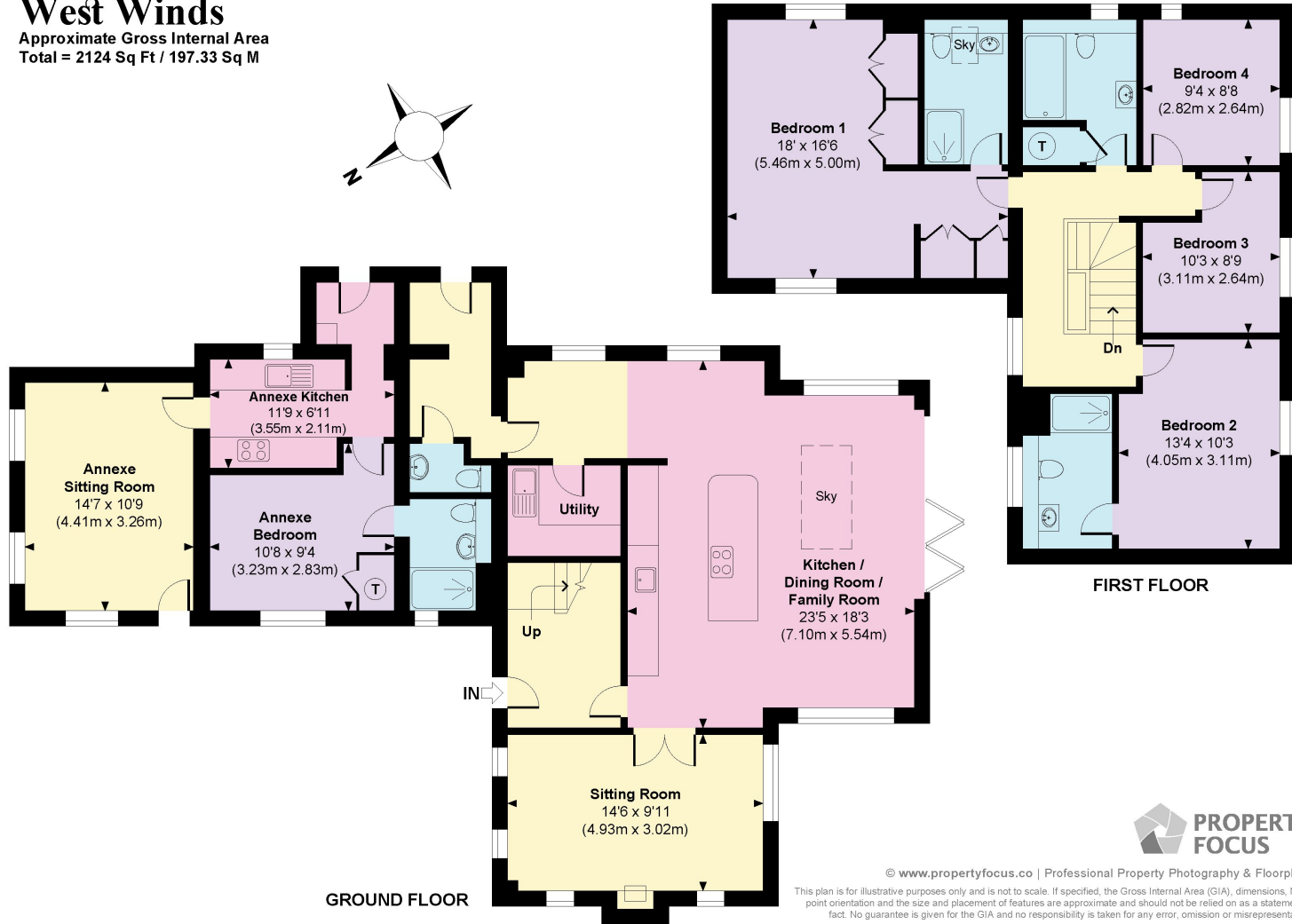
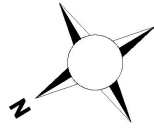
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# West Winds

Approximate Gross Internal Area  
Total = 2124 Sq Ft / 197.33 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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