

Stevens Drove, SO20
Approximate Gross Internal Area = 44.4 sq m / 478 sq ft

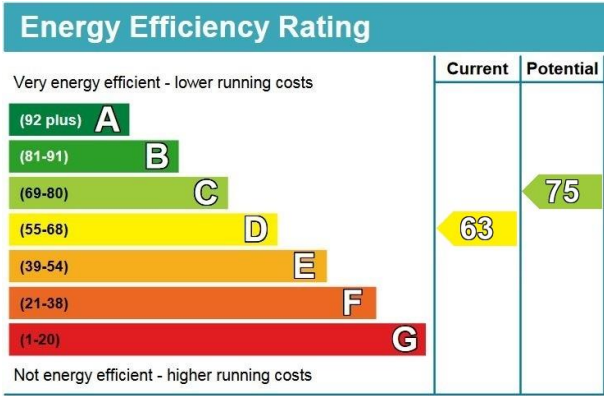


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Stevens Drove, Houghton

Guide Price £160,000 Leasehold



- No Onward Chain
 - Top Floor Maisonette
 - Living Room
 - Double Bedroom
 - External Brick Store
- Village Location
 - Private Ground Floor Entrance
 - Kitchen
 - Bathroom
 - Parking & Communal Gardens

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



DESCRIPTION: Available to the property market with No Onward Chain, this top-floor maisonette offers the perfect potential first step onto the property ladder. The property is located in the sought-after village of Broughton in the heart of the Test Valley, less than two miles south of Stockbridge. The accommodation comprises a private ground floor entrance, a central hallway, a living room, a kitchen, a double bedroom and a bathroom. Outside, there is allocated parking to the front of the property and access to an external brick store alongside a substantial lawned communal garden area.

LOCATION: The village of Houghton has delightful walks traversing the River Test, including both the Test Way and Clarendon Way. There is an excellent public house/restaurant with gardens stretching down to the banks of the River Test, plus a church and a village hall with an adjoining recreation ground. Further facilities can be found in the nearby town of Stockbridge, which offers a variety of shops, a Post Office, restaurants, hotels, churches, a doctors' surgery, plus primary and secondary schooling. The cathedral cities of Salisbury and Winchester are both within a twenty-minute drive and both have mainline railway stations, as does the nearby village of Dunbridge, less than five miles to the south. Other notable local attractions include Houghton Lodge & Gardens and Mottisfont Abbey. Stevens Drove can be found near the centre of the village, just off Houghton Road.

OUTSIDE: The property is approached via a leafy single-track lane, just off the start of Stevens Drove, on the left-hand side. The lane opens out at the front of the property to provide the parking area with then access to one side of the property to both the brick store and the communal lawned garden area. The private front door leads into a small entrance lobby with stairs up to the accommodation on the first floor.

HALLWAY: Window to the side. Doors to a built-in storage cupboard. Wall-mounted electric storage heater. Loft access. Doors to:

LIVING ROOM: Window to the front. Recessed shelving. Wall-mounted electric storage heater.

KITCHEN: Window to the rear. A range of eye and base level cupboards and drawers with worksurfaces over and tiled splashbacks. Inset stainless steel sink and drainer. Space for a freestanding electric cooker, space and plumbing for a washing machine and space for a fridge freezer. Cupboard housing consumer unit and electric meter.

DOUBLE BEDROOM: Rear aspect double bedroom. Double doors to a built-in wardrobe and storage cupboard. Door to a built-in airing cupboard housing a hot water cylinder. Wall-mounted electric storage heater.

BATHROOM: Window to the front. Fully tiled bath enclosure with a panelled bath and electric shower over. Low-level WC and pedestal hand wash basin.

TENURE: Leasehold with TBC years remaining on the lease. Service Fee for 2025 was £1396.96 (fully paid) & the Ground Rent was £10 (also paid).

SERVICES: Mains drainage, water and electricity are connected. Central heating via electric storage heaters.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

