

WHITE & GUARD

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# LILLIE COTTAGE

HOUGHTON ROAD, STOCKBRIDGE, SO20 6LE

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OFFERS IN EXCESS OF £1,850,000

A CHARMING AND PICTURESQUE PROPERTY NESTLED IN THE HEART OF THE PRETTY MARKET TOWN OF STOCKBRIDGE.

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STEEPED IN HISTORY AND SET ALONGSIDE THE  
TRANQUIL AND SERENE RIVER TEST.

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## INTRODUCTION

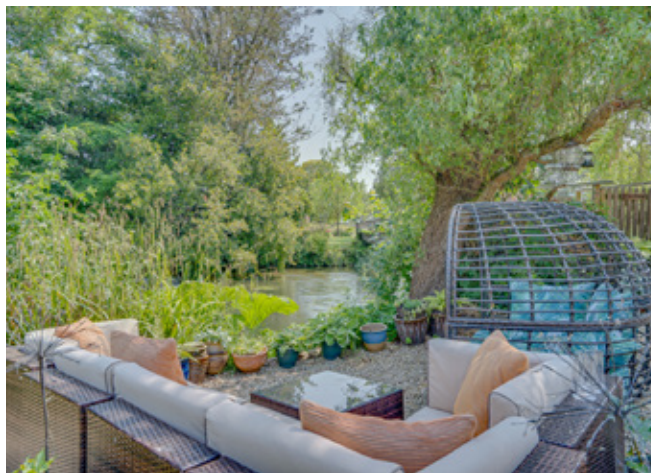
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Introducing Lillie Cottage, built in the early 19th century, a charming and picturesque property nestled in the heart of the pretty market town of Stockbridge. This beautiful home is steeped in history and was originally the staff wing to Langtry House to which it is attached. Langtry house, currently going through extensive renovation, was used by Lillie Langtry and Edward VII for their romantic liaisons in the latter part of the 19th century. Lillie Cottage has been modernised and extended over the years and has undergone a full renovation to include a large side extension to the property, whilst still retaining and enhancing its period Georgian features. The property boasts a prime location alongside the tranquil and serene River Test, offering stunning views and a peaceful retreat from the hustle and bustle of everyday life.

Step inside and you are greeted by a warm and inviting interior, with a spacious reception hall and well-designed layout that seamlessly blends modern convenience with traditional charm. The living room features a cozy fireplace and large windows towards the river that fills the space with natural light, while the kitchen is fully equipped with high-end appliances, a stunning seating island and plenty of storage space.

Upstairs you'll find three comfortable bedrooms, each with their own unique character and style. The master bedroom boasts a stunning view of the river, creating a gently relaxing atmosphere that is perfect for unwinding after a long day, with additional dressing area and en-suite bathroom.

Outside, the property features a beautifully landscaped garden, complete with a shingled area that is perfect for entertaining guests or simply enjoying the peaceful surroundings, additional patio overlooking the river and a fully equipped 'cabin style' shed to the rear of the plot, featuring three reception rooms. The river itself not only creates a never-ending picture of moving beauty but also a reserve to a growing number of birds such as stonechats, water rails, skylarks and curlews, and further offers opportunities to spot otters and sand martins along the riverbank, making Lillie Cottage the perfect home for nature lovers and outdoor enthusiasts.





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## LOCATION

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Stockbridge is situated in a prime location, offering easy access to a range of local amenities, motorway links, and landmarks of interest. The town of Stockbridge itself is steeped in history, with a charming high street lined with independent boutique shops, cafes and popular restaurants. For those who enjoy a pint at the local pub, there are several options including The Greyhound on the Test and The Three Cups. Landmarks of interest in the area include the historic St. Peter's Church, the Stockbridge Water Meadows, and access to nearby river walks and, of course, the chalk bed River Test which is renowned for its world-class fly fishing. Stockbridge Primary School and Test Valley Secondary School are the catchment area schools and Peter Symonds Sixth Form College in Winchester is a nearby option. Motorway links are conveniently located nearby, with the A34 / A303 providing easy access to both London and the West Country. With its rich history, stunning natural beauty, and convenient location, Stockbridge is the perfect place to call home.

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## INSIDE

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Lillie Cottage is approached via a shingled driveway for 3-4 cars with a gate leading to the main entrance, greeted by grand stone pillars, beautiful flowers and plants and a quaint sign welcoming you. You enter the property via a large bespoke multi panelled door into a generous reception hall with stairs up to the first floor. The reception area opens into a thoughtfully designed fully equipped modern kitchen, perfect for cooking and entertaining with centre its island, double oven and gas hob with extractor hood over. There are a range of bespoke wall and base cupboards for kitchen storage, an integral dishwasher, space for large fridge freezer, inset butler sink and mixer tap over, beautiful sash windows to the front and side aspect with fitted shutters, and a tiled floor, leading on to a downstairs utility and WC. The charming separate dining room and handsome lounge provide ample space for relaxing and socialising, with French doors onto the garden from the lounge and with large windows that flood the space with natural light also providing wonderful views across the River Test.

Upstairs you will find three double bedrooms, each one with its own unique charm and style. The largest of the rooms is the master bedroom which features a four-piece en- suite bathroom boasting a free-standing bath with its own view of the river, and dressing area offering a luxurious and private retreat with superb views from all windows across the River Test, the beautiful gardens and local countryside. The second bedroom also benefits from an en-suite bathroom with a double aspect offering natural light giving a bright and airy impression. The third bedroom, also with stunning river view, right from your bed - waking up here is the perfect start to the day! There is a walk in wardrobe with potential for another en suite (subject to building regulations).







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## OUTSIDE

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Welcoming you to a world of tranquil and exquisite beauty, where nature and luxury blend seamlessly to create the perfect home for you. The extensive gardens alongside the River Test are the epitome of serenity, offering a feast for the senses with flowers, shrubs and tree borders that are a sight to behold. With various seating areas dotted throughout the garden, you will have ample opportunity to relax and enjoy your surroundings in peace. Whether it's the delicate fragrance of blooming flowers or the gentle rustle of leaves in the breeze, you'll find yourself immersed in a world of sensory bliss. The hidden secret of this extraordinary property is the three-room log cabin, fondly known as "The Shed." This exceptional space features a cinema room, a lounge/bar area, and a kitchen with indoor BBQ grills complete with industrial extractor hoods and air conditioning units – perfect for entertaining guests or enjoying some quality time with family and friends.

The stunning landscape and luxurious amenities make this property truly a gem on the market. Located in the charming village of Stockbridge, this wonderful home combines rural tranquillity with cosmopolitan convenience, providing the best of both worlds.

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## TENURE

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Freehold

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## COUNCIL TAX

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Test Valley Council - Band D

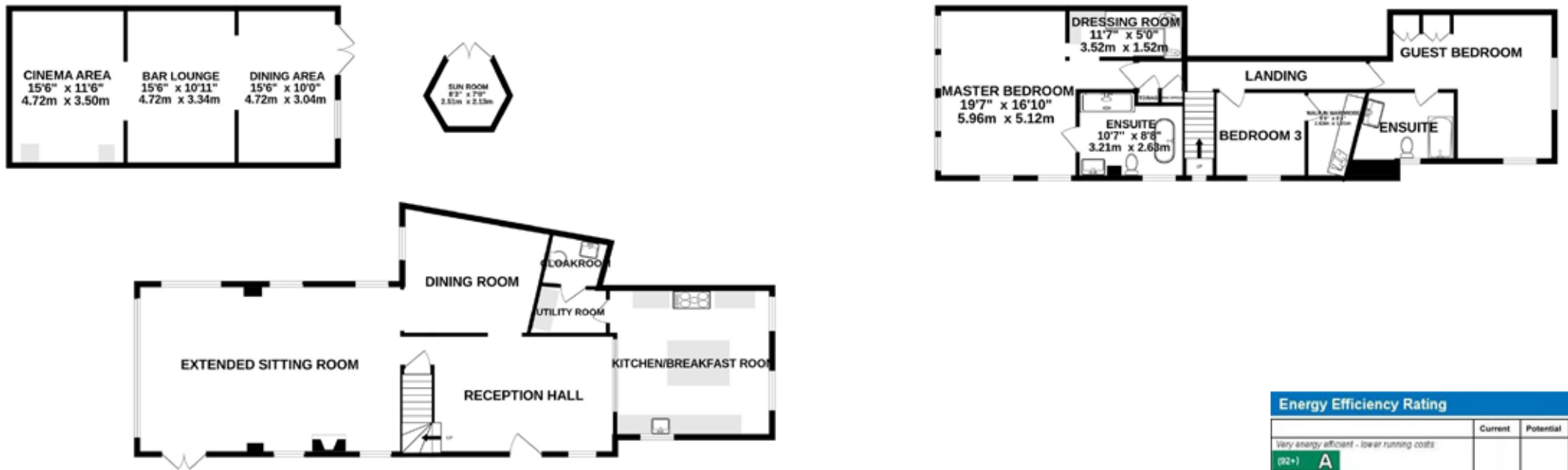






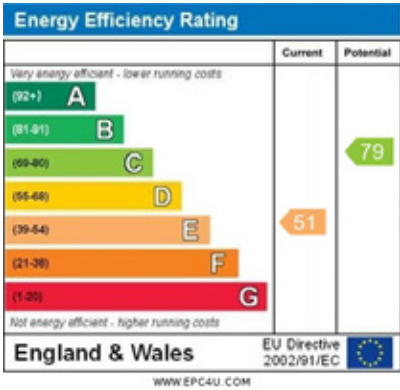


# FLOORPLAN



TOTAL FLOOR AREA : 2543 sq.ft. (236.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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