

The Manse, Broughton





The Property

Situated at the end of a no-through road on a desirable corner plot, The Manse offers flexible accommodation and a delightful sunny garden. The property features brick elevations beneath a tiled roof, with extensive glazing that fills the interior with natural light.

A glazed front door opens into a welcoming hallway with original parquet flooring, from which all principal rooms are accessed. The kitchen is generously proportioned with a tiled floor and fitted with hardwood floor and wall kitchen units and worktops with stainless steel handles. It is equipped with a single oven, induction hob, and a double sink with mixer tap.

Also leading from the hall are a cloakroom, useful storage cupboards, and a bright sitting room enjoying lovely views over the garden, complete with a built-in wood burner.

The dining room provides excellent versatility and could easily serve as a study, snug, or additional bedroom.

The bedrooms and family bathroom are conveniently located at the far end of the property. The principal bedroom benefits from an en-suite shower room, while the farthest bedroom includes a kitchenette and its own external door to the front of the property. This arrangement offers excellent potential for use as a self-contained annexe, particularly when combined with the principal bedroom and en-suite.

A fantastic four bedroom bungalow in the heart of Broughton, with a good-sized mature south-facing garden nestled in a secluded position with parking and garage.

The Manse, High Street, Stockbridge
 Broughton, Hampshire, SO20 8AT

Guide Price:
 £625,000



- Popular village location
- Secluded position
- Hardwood Kitchen
- Sitting room with log burner
- Four bedrooms
- Main bedroom with ensuite
- Mature and southerly garden
- Off-street parking for several cars
- Single garage
- Annexe potential

Services - Mains water, electricity and drainage. Oil-fired central heating. Solar panels - electricity and hot water.

Ofcom suggests broadband speeds of up to 1000 Mbps and that most major mobile networks will have good connectivity in the area.

Tenure **EPC Rating**

Freehold D (66)

Outgoings **Size**

Council Tax Band: E 1,336 sq ft (total)





Outside

The Manse has delightful outdoor spaces mixing both practicality and charm. The gravel shared drive provides off-road parking for three cars including one by the link detached single garage which offers space for additional storage. The front garden creates a lovely first impression with its mix of perennials, shrubs, trees, and a touch of lawn.

The southerly-facing rear garden is a real highlight. With its hedged and tree-lined borders, it offers a good sense of privacy, ideal for relaxing, al-fresco dining, or entertaining. The combination of a generous lawn and established planting gives it a mature, inviting feel, and the addition of a garden room is a useful bonus for storage or potentially other uses.

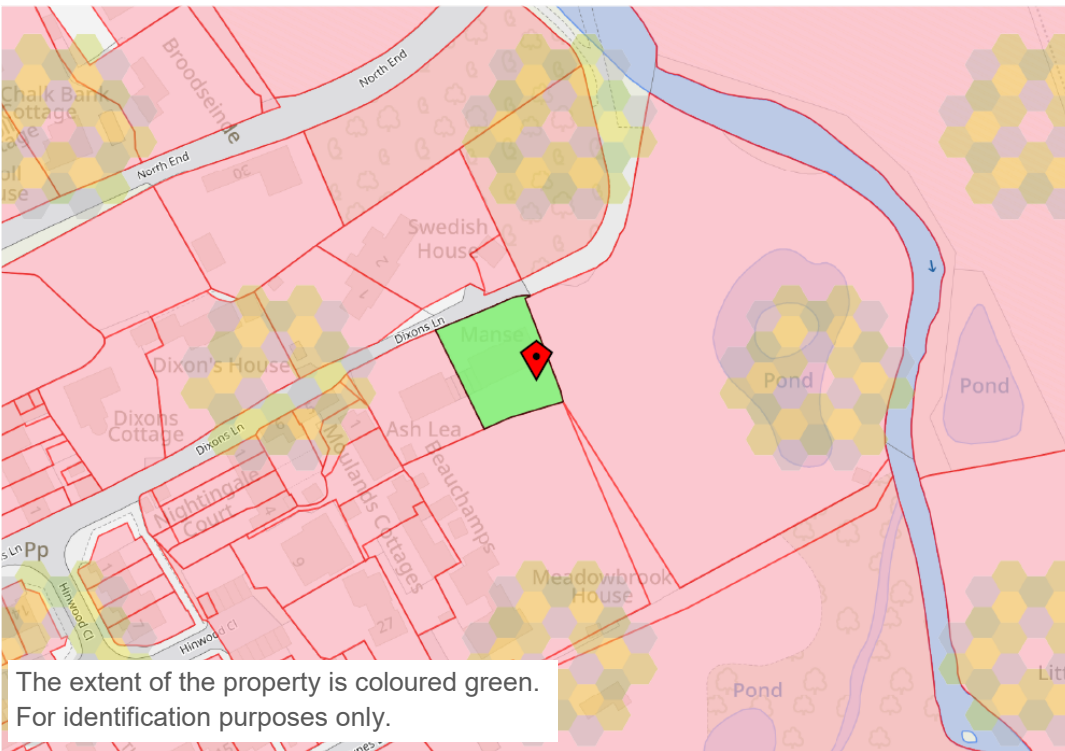
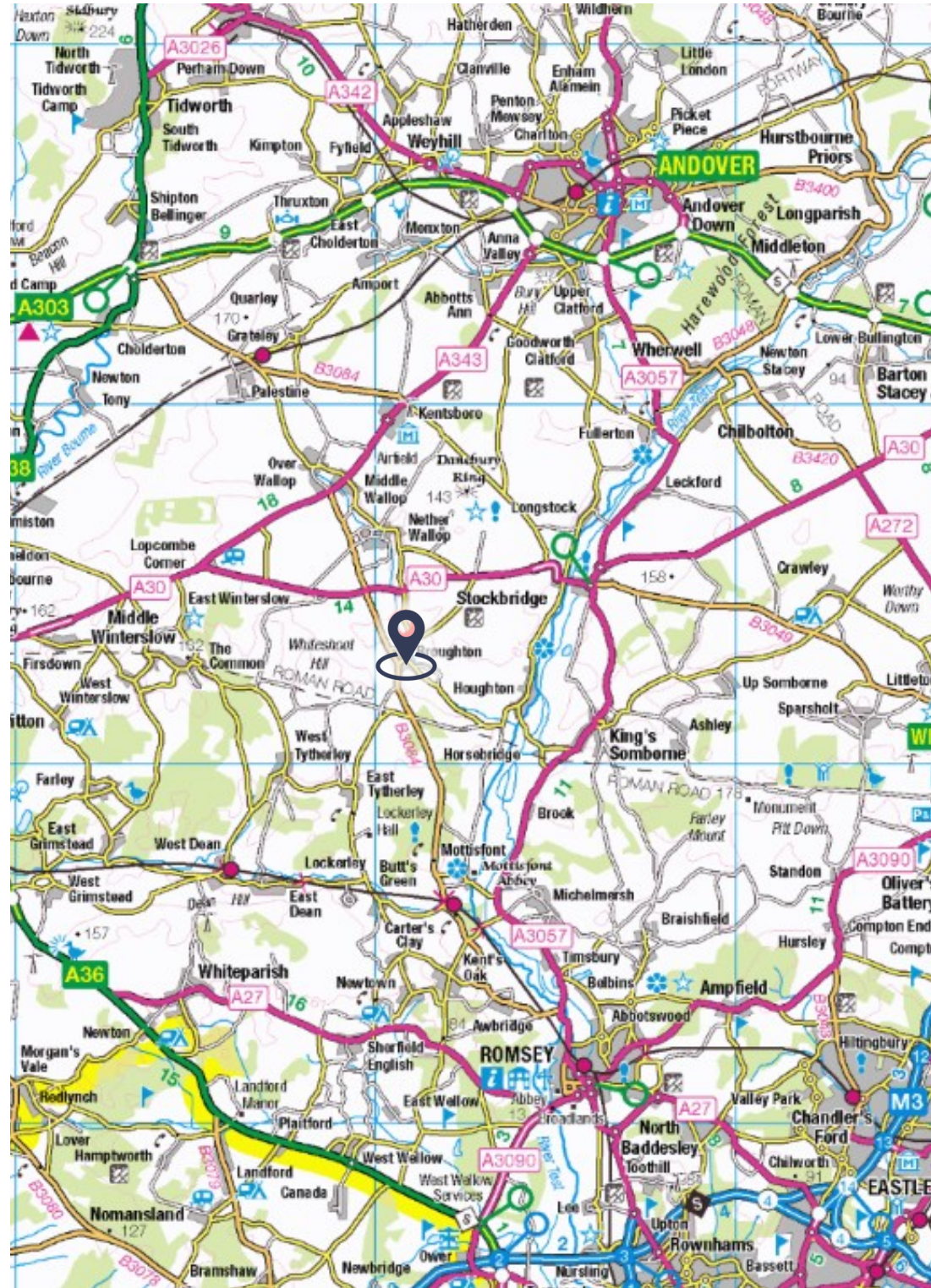
Location

Situated at the end of a quiet no-through road just off Broughton High Street, The Manse enjoys an enviable position within this highly sought-after Test Valley village. Broughton is renowned for its charming rural setting while remaining conveniently accessible to a range of everyday amenities. The village has a strong sense of community and offers a variety of local facilities, including a primary school, doctor's surgery, a community-run village shop, post office, and café, along with two traditional pubs and a fantastic sports ground and bar. The Manse is perfectly located to take advantage of the wonderful countryside walks that are available in Broughton with 'The Pond' being on the doorstep.

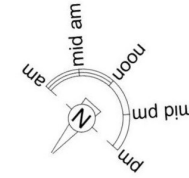
The nearby cathedral cities of Winchester and Salisbury are within a 30 minute drive and provide a wide choice of educational, cultural, and recreational opportunities.

The picturesque market town of Stockbridge is a short drive away and offers an excellent selection of independent shops, boutiques, cafés, restaurants. Andover, and Winchester stations provide regular connections to London Waterloo, with journey times of approximately 1 hour 15 minutes, 70 minutes, and 60 minutes respectively.

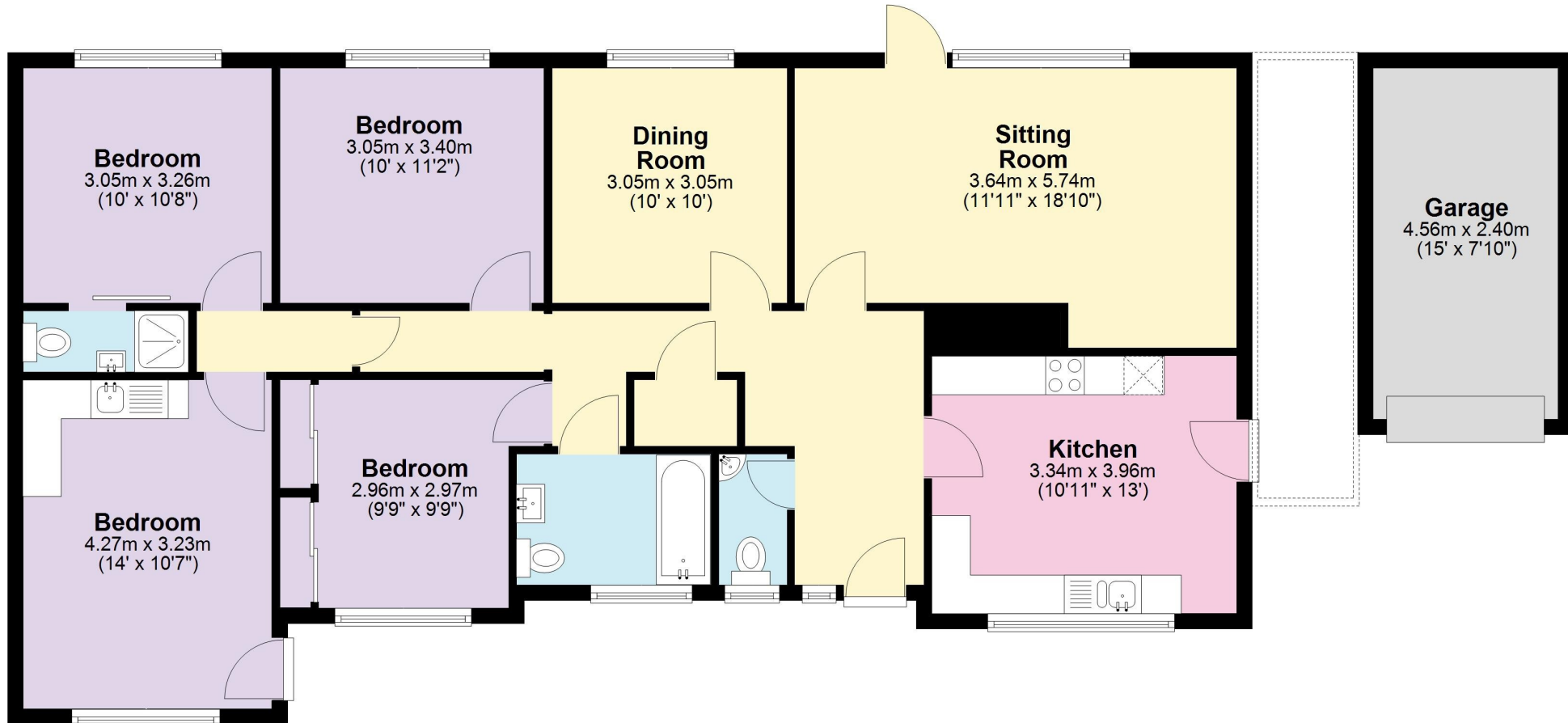




The extent of the property is coloured green.
For identification purposes only.



Ground Floor



Total area: approx. 124.1 sq. metres (1336.0 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 LLP 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 all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



Myddelton
& Major™

Call. 01264 810 400

Email. stockbridgeresidential@myddeltonmajor.co.uk

Click. myddeltonmajor.co.uk

Visit. The Old Police House, High Street, Stockbridge, Hampshire, SO20 6HE

