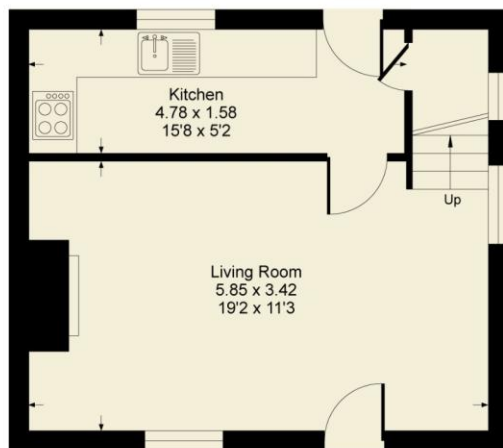


**Venison Terrace, SO20**

Approximate Gross Internal Area = 60.1 sq m / 647 sq ft

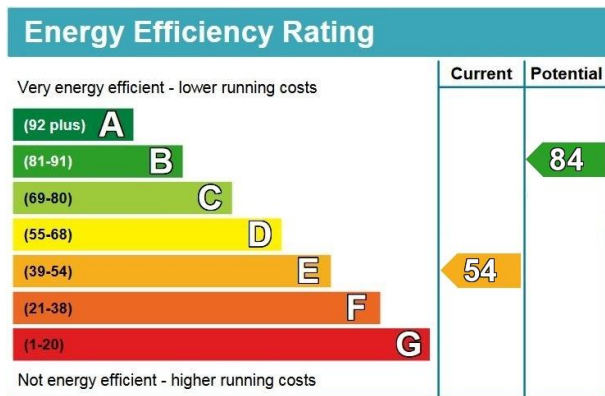


**First Floor**



**Ground Floor**

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



**Venison Terrace, Broughton**

**Guide Price £315,000 Freehold**

- Living/Dining Room
- 2 Bedrooms
- Front Garden
- Kitchen
- Bathroom
- Courtyard Garden

**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.

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**DESCRIPTION:**

Offered for sale with no onward chain, this characterful end of terrace cottage is located in the heart of the sought after village of Broughton with easy access to local amenities and countryside walks. The accommodation, which benefits from solid wood internal doors, comprises living/dining room with an open fireplace, a kitchen with a door to the garden, two bedrooms and a bathroom. To the front there is an area of lawn with a shed whilst to the rear there is a courtyard garden enclosed by a flint wall. There is currently planning permission to add a front porch, driveway to bottom of front garden, and a double storey extension to the back, which would see the addition of a third bedroom and a family bathroom.

**LOCATION:**

Broughton is a picturesque village in Hampshire, set within the rolling countryside of the Test Valley. Known for its traditional English charm, it features historic cottages, a village green, and the well-regarded Greyhound Inn. With the River Test flowing nearby, Broughton offers a peaceful rural atmosphere while remaining conveniently close to nearby towns such as Stockbridge and Romsey.

**ACCOMMODATION:**

Front door into:

**LIVING/DINING ROOM:**

Windows to front and side. Open fireplace with stone hearth, decorative surround and timber mantle. Stairs to first floor and stable door to:

**KITCHEN:**

Window to rear and door to courtyard garden. Range of eye and base level cupboards and drawers with work surfaces over and inset Belfast sink. Inset ceramic hob with extractor over and oven below. Space and plumbing for washing machine and dishwasher. Understairs cupboard with power.

**FIRST FLOOR LANDING:**

Window to side. Loft access and airing cupboard with hot water tank. Doors to:

**BEDROOM 1:**

Window to front and feature original cast iron fireplace with a brick surround and tiled hearth.

**BEDROOM 2:**

Window to side.

**BATHROOM:**

Window to rear. Panelled bath with electric shower over, wash hand basin and WC.

**OUTSIDE:**

To the front there is an area of lawn with a mature hedge and shrubs. There is a shed to the rear and a path to the front door.

**REAR GARDEN:**

Courtyard garden enclosed by a flint wall with a rear access gate, outside tap and a large shed to the rear.

**TENURE & SERVICES:**

Freehold. Mains water and electricity are connected. Private drainage. Heating via electric night 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.

