



LADYMEAD COTTAGE

Houghton, Nr Stockbridge



LADYMEAD COTTAGE HOUGHTON, NR STOCKBRIDGE

Created from the amalgamation of two period cottages, this exceptional house sits in generous mature grounds, offering a rare combination of character, privacy and idyllic riverside living.



Local Authority: Test Valley Borough Council

Council Tax band: F

Tenure: Freehold

Guide Price: £2,250,000



HOUGHTON

The property is located in the picturesque Test Valley village of Houghton, situated alongside the chalk stream River Test. The village benefits from walks along the historic Clarendon and Test Ways, with many other activities on offer. The village has a pub, a church and a village hall, whilst the nearby market town of Stockbridge, has other amenities including restaurants, cafes, boutique and local shops, a butchers and a doctor's surgery. Houghton lies between the historic cathedral cities of Salisbury and Winchester, which both offer more comprehensive facilities, including direct train services to London Waterloo from 58 minutes. Stockbridge Primary School and Danebury School are the local catchment area schools alongside Peter Symonds' Sixth Form College in Winchester. Independent schools include Princes Mead, Pilgrim's, Twyford and Farleigh, with Winchester College and St Swithun's in Winchester and Godolphin's in Salisbury. (Times and distances are approximate).







GARDENS AND GROUNDS

Dating from around the mid-seventeenth century, Ladymead Cottage is a charming period home that has been thoughtfully extended over time.

Set within mature grounds which extend principally to the south and east of the house, it offers an exceptional combination of character, privacy and riverside living (including fishing rights) on the River Test.

Approached via a shared private lane and private gravel drive with plenty of parking (as well as a double garage), this beautiful cottage sits within established gardens and grounds extending to about 1.975 acres, bordered by mature trees and open countryside beyond. Lawns sweep down to the edge of the river where a summer house enjoys the tranquil setting rich in wildlife and natural beauty.

Services: mains water, mains electricity, private drainage. Oil fired central heating.

Location: <https://what3words.com/upcoming.procured.ahead>

Post Code: SO20 6LU

NB: There is a Right of Wy across the end of the garden for Houghton Fishing Club members and staff



LADYMEAD COTTAGE

The ground floor offers a flowing arrangement of living spaces, combining period charm with practical modern living.

The modern garden room has spectacular south and eastern views over the gardens and grounds. Adjacent is the well-appointed Shaker style kitchen with vaulted ceiling, Aga and island unit. In the original parts of the house are the principal reception rooms, the sitting room and dining room. Currently the house is configured to have a ground floor bedroom with an en suite cloakroom, and additional rooms on this floor include a study, utility room and bathroom. Upstairs, the principal bedroom with en suite bathroom sits above one cottage, with two further bedrooms and bathroom above the other.

Original features throughout reflect the property's cottage origins, while the thoughtful joining of the two cottages creates a versatile layout.







Approximate Floor Area = 248.6 sq m / 2676 sq ft
 Garage / Outbuildings = 62.1 sq m / 668 sq ft
 Total = 310.7 sq m / 3344 sq ft



= Reduced head height below 1.5m

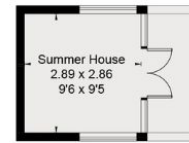


Ground Floor

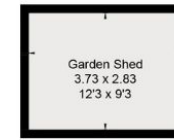


This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

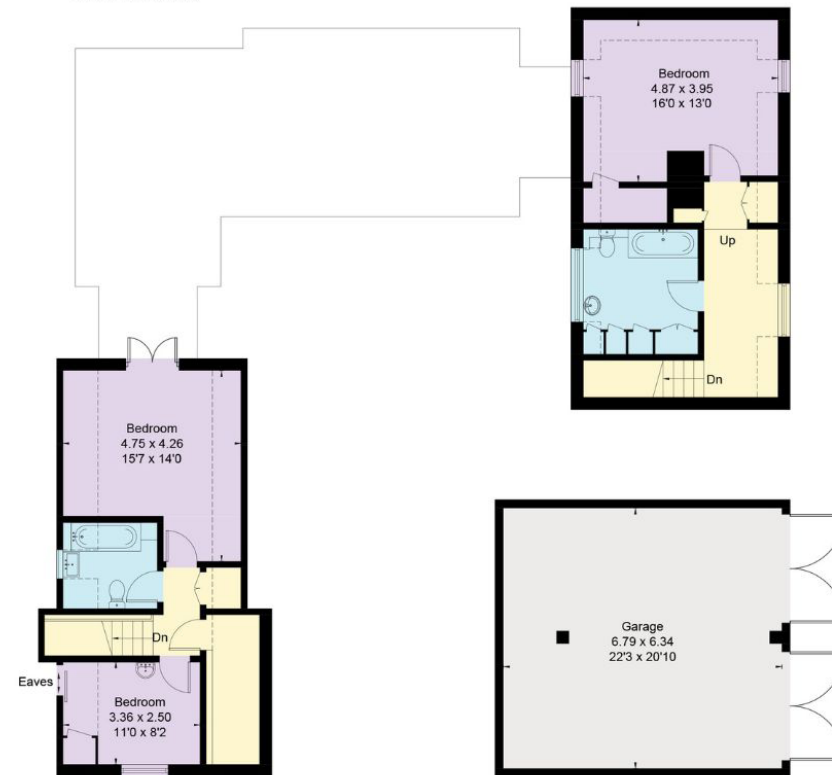
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112356



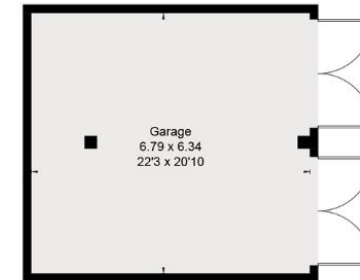
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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